



Carlos Jackson
Executive Director

**HOUSING AUTHORITY
of the County of Los Angeles**

Administrative Office

2 Coral Circle • Monterey Park, CA 91755

323.890.7001 • TTY: 323.838.7449 • www.lacdc.org



Gloria Molina
Yvonne Brathwaite Burke
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich
Commissioners

**AGENDA
FOR THE REGULAR MEETING OF THE
LOS ANGELES COUNTY HOUSING COMMISSION
WEDNESDAY, JANUARY 23, 2008**

12:00 NOON

**MARINA MANOR
3401-05 VIA DOLCE AVENUE
MARINA DEL REY, CA 90292
(323) 650-3090**

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1. Call to Order

2. Roll Call

**Severyn Aszkenazy, Chair
Adriana Martinez, Vice Chair
Philip Dauk
Lynn Caffrey Gabriel
Henry Porter, Jr.
Alberta Parrish
Bertha Scott**

3. Reading and Approval of the Minutes of the Previous Meetings

Regular Meeting of December 19, 2007

4. Report of the Executive Director

5. Notice of Closed Session

Government Code Section 54957: Employee Performance Evaluation

6. Public Comments

The public may speak on matters that are within the jurisdiction of the Housing Commission. Each person is limited to three minutes.

7. Staff Presentations

Multifamily Mortgage Revenue Bond - Gregg Kawczynski

Housing Authority Public Housing Resident Survey - Betsy Lindsay



Regular Agenda

8. Award One-Year Agreements to Provide Countywide Asbestos and/or Lead Consulting Services (All Districts)

Recommend that the Board of Commissioners find that approval of one-year Asbestos and/or Lead Consulting Services Agreements is not subject to the provisions of the California Environmental Quality Act (CEQA), as described herein, because the action will not have the potential for causing a significant effect on the environment; approve and authorize the Executive Director of the Housing Authority to execute one-year Asbestos and/or Lead Consulting Services Agreements (Agreements) with eight consulting firms identified in Attachment A, to provide asbestos and/or lead consulting services on a project-by-project, as needed basis during the development and/or rehabilitation of affordable housing, commercial and other facilities throughout the County of Los Angeles, to be effective upon execution by all parties, and to use as needed for this purpose a maximum aggregate amount of \$80,000, to be incorporated into the Housing Authority's approved 2007-2008 Fiscal Year budget; authorize the Executive Director of the Housing Authority to execute additional Asbestos and/or Lead Consultant contracts with one or more consulting firms from among five other qualified proposals received, also identified in Attachment A, provided that the consulting rates of these additional firms do not exceed the rates provided in their respective proposals; authorize the Executive Director to execute amendments to the Agreements, following approval as to form by County Counsel, to extend the contract term for up to two additional years, in one-year increments, contingent upon the availability of funds; authorize the Executive Director to increase the aggregate contract amount by up to \$8,000 for any unforeseen, needed asbestos and/or lead consulting services. (APPROVE)

9. Award Landscape Maintenance Services Contract for Ujima Village Housing Development (2)

Recommend that the Board of Commissioners find that approval of a landscape maintenance services contract for Ujima Village is exempt from the California Environmental Quality Act (CEQA), as described herein, because the services will not have the potential for causing a significant effect on the environment; approve and authorize the Executive Director of the Housing Authority of the County of Los Angeles to execute a one-year contract (Contract) in the amount of \$115,728, in substantially the form of the attached, and all related documents, with Far East Landscape & Maintenance, Inc. (Far East), to provide landscape maintenance services at the Ujima Village housing development, to be effective following approval as to form by County Counsel and execution by all parties; authorize the Executive Director to execute amendments to the Contract, following approval as to form by County Counsel, to extend the time of performance for an additional two years, in one-year increments, at the same annual amount of \$115,728; authorize the Executive Director to use a maximum amount of \$347,184 over a three-year period for the purposes describe above, comprised of \$115,728 in funds included in the Housing Authority's

approved Fiscal Year 2007-2008 budget, and \$231,456 in funds to be requested through the Housing Authority's annual budget approval process. (APPROVE)

10. Housing Commissioners Comments and Recommendations for Future Agenda Items

Housing Commissioners may provide comments or suggestions for future Agenda items.

Copies of the preceding agenda items are on file and are available for public inspection between 8:00 a.m. and 5:00 p.m., Monday through Friday, at the Housing Authority's main office located at 2 Coral Circle in the City of Monterey Park. Access to the agenda and supporting documents is also available on the Housing Authority's website.

Agendas in Braille are available upon request. American Sign Language (ASL) interpreters, or reasonable modifications to Housing Commission meeting policies and/or procedures, to assist members of the disabled community who would like to request a disability-related accommodation in addressing the Commission, are available if requested at least three business days prior to the Board meeting. Later requests will be accommodated to the extent possible. Please contact the Executive Office of the Housing Authority by phone at (323) 838-5051, or by e-mail at marisol.ramirez@lacdc.org, from 8:00 a.m. to 5:00 p.m., Monday through Friday.

THE HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES

MINUTES FOR THE REGULAR MEETING OF THE

LOS ANGELES COUNTY HOUSING COMMISSION

Wednesday, December 19, 2007

The meeting was convened at the Headquarters Office, located at 2 Coral Circle, Monterey Park, California.

Digest of the meeting. The Minutes are being reported seriatim. A taped record is on file at the main office of the Housing Authority.

The meeting was called to order by Vice Chair Henry Porter, Jr. at **12:25** p.m.

ROLL CALL

	<u>Present</u>	<u>Absent</u>
Lynn Caffrey Gabriel		X
Henry Porter, Jr.	X	
Severyn Aszkenazy	X	
Philip Dauk	X	
Adriana Martinez	X	
Bertha Scott		X
Alberta Parrish	X	

PARTIAL LIST OF STAFF PRESENT:

Bobbette Glover, Assistant Executive Director
Maria Badrakhn, Director, Housing Management
Emilio Salas, Director, Administrative Services

GUESTS PRESENT:

Rick Velazquez, Deputy, Fourth District

Reading and Approval of the Minutes of the Previous Meeting

On Motion by Commissioner Martinez, seconded by Commissioner Dauk, the minutes of the Regular Meeting of November 28, 2007 were approved.

Agenda Item No. 4 - Report of the Executive Director

Bobbette Glover reported on the following items:

Ms. Pam Komac, Kings Road Housing Development Resident, inquired about an earlier request to clarify whether the public can place items on the Housing Commission agenda. County Counsel has advised that the public may not place items on the agenda, but may raise items, questions or comments as part of the public comment portion of the agenda. A copy of the response to Ms. Komac was included in the agenda package.

Ms. Glover advised that a status report on items pending from the November meeting will be provided at the January meeting.

Ms. Glover asked Margarita Lares-Herrera to provide an update on the Section 8 Program. Ms. Lares-Herrera advised that Nelrod, the technical consulting company, has issued a very positive report after a 16-week on-site assessment. The principal consultant reported that he is confident that the Housing Authority will achieve high performer status within the next year. He is very comfortable with the procurement process and implementation of the Yardi system. He is very complimentary of the new employee training program, and the outside consultants hired for this purpose.

Carlos Jackson complimented staff for their hard work, commitment and dedication in helping turn the Section 8 Program status around. The next challenge is to sustain what the Housing Authority has accomplished. The Nelrod report confirms the changes and improvements that have taken place.

Back in July 2006 we had a low of 68 new contracts issued compared to 800 new contracts issued in October 2007 thereby, achieving the goal of 95% lease up by the end of December 2007. The Housing Authority has been able to sustain a 1 - 2% delinquency in inspections allowing us to receive the maximum points as identified on the Corrective Action Plan.

Yardi, the new software system, is scheduled to go live in April.

Mr. Jackson acknowledged Ed Griffin, the consultant, for being instrumental in helping staff focus on the important issues. Ed Griffin thanked Carlos Jackson and Margarita Lares-Herrera and all the staff for giving him the opportunity to come on board and be part of this great effort.

Commissioner Aszkenazy congratulated staff for their leadership at every level and accomplishing a tremendous goal.

Ms. Glover thanked Rick Velasquez, Assistant Chief Deputy, 4th District, for his participation in the meeting. Mr. Velasquez, on behalf of Supervisor Don Knabe, wished staff a successful 2008. He acknowledged that the District is very pleased with the progress that has been made with the Section 8 Program. Commissioner Porter thanked Rick Velasquez for his presence.

Ms. Glover announced that Mary Douglas, Manager for Housing Management, is retiring from the Commission. Maria Badrakhn added that Ms. Douglas will continue to assist the Housing Authority on a part-time basis, and that Esther Keosababian will be assisting with Carmelitos, Harbor Hills and Marina Manor housing developments.

Agenda Item No. 5 – Public Comments

No members of the public were in attendance.

Agenda Item No. 6 - Staff Presentations

Geoffrey Siebens presented the Quarterly Construction Contract Status Report and responded to questions from the Commissioners.

Regular Agenda

On Motion by Commissioner Dauk, seconded by Commissioner Martinez, and unanimously carried, the following was approved by the Housing Commission:

APPROVE CONTRACTS FOR PROVISION OF
BUILDING MATERIALS AND SUPPLIES (ALL DISTRICTS)
AGENDA ITEM NO. 7

1. Recommend that the Board of Commissioners find that the approval of contracts for provision of building materials and supplies is exempt from the provisions of the California Environmental Quality Act (CEQA), as described herein, because the contracts approval will not have the potential for causing a significant effect on the environment.
2. Recommend that the Board of Commissioners approve and authorize the Executive Director of the Housing Authority of the County of Los Angeles to execute eight one-year contracts (collectively "Contracts") in the aggregate amount of \$975,000 and in substantially the form of the attached, and all related documents, with the contractors identified in Attachment A, for the provision of building materials and supplies for the maintenance of the Housing Authority's housing developments on an as-needed basis, to be effective following approval as to form by County Counsel and execution by all parties.
3. Recommend that the Board of Commissioners authorize the Executive Director to execute amendments to the Contracts, following approval as to form by County Counsel, to extend the time of performance for an additional two years, in one-year increments, at the same annual aggregate amount of \$975,000.
4. Recommend that the Board of Commissioners authorize the Executive Director to use a maximum aggregate amount of \$2,925,000 over a three-year period for the purposes described above, comprised of \$975,000 in funds included in the Housing Authority's approved Fiscal Year 2007-2008 budget, and \$1,950,000 in funds to be requested through the Housing Authority's annual budget approval process.
5. Recommend that the Board of Commissioners authorize the Executive Director to execute Contracts, in substantially the form of the attached,

and all related documents, with additional qualified contractors who submit bids in conformance with the bid requirements during the next bid process to be held within this fiscal year, in order to ensure sufficient numbers of contractors to meet the Housing Authority's building materials and supplies needs.

On Motion by Commissioner Aszkenazy, seconded by Commissioner Martinez, and unanimously carried, the following was approved by the Housing Commission:

APPROVE CONSTRUCTION CONTRACT FOR BATHROOM AND KITCHEN
REMODELING PROJECT TO MEET REQUIREMENTS OF THE AMERICAN
WITH DISABILITIES ACT AT PALM AND WEST KNOLL SENIOR HOUSING
DEVELOPMENTS IN THE CITY OF WEST HOLLYWOOD (3)
AGENDA ITEM NO. 8

1. Recommend that the Board of Commissioners find that the approval of a construction contract (Contract) for the bathroom and kitchen remodeling project to meet the requirements of the American with Disabilities Act (ADA) at the Palm and West Knoll senior housing developments in the City of West Hollywood is exempt from the provisions of the California Environmental Quality Act (CEQA), as described herein, because the work includes activities that will not have the potential for causing a significant effect on the environment.
2. Recommend that the Board of Commissioners approve the award of a Contract in the amount of \$286,875 to AZ Home, Inc., for the purposes described above at the subject properties, and authorize the Executive Director of the Housing Authority to execute the Contract and all related documents, to be effective upon the issuance of the Notice to Proceed, which will not exceed 30 days following the date of Board approval.
3. Recommend that the Board of Commissioners authorize the Executive Director to use a total of \$286,875 in Community Development Block Grant (CDBG) funds allocated by the U.S. Department of Housing and Urban Development (HUD) and included in the Housing Authority's approved Fiscal Year 2007-2008 budget, and authorize the Executive Director to approve Contract change orders not exceeding \$57,375 for unforeseen project costs, using the same source of funds described above.

On Motion by Commissioner Martinez, seconded by Commissioner Aszkenazy, and unanimously carried, the following was approved by the Housing Commission:

**APPROVE CONSTRUCTION CONTRACT FOR WEST KNOLL ELECTRICAL
SWITCHGEAR REPLACEMENT PROJECT AT WEST KNOLL SENIOR
HOUSING DEVELOPMENT IN THE CITY OF WEST HOLLYWOOD (3)
AGENDA ITEM NO. 9**

1. Recommend that the Board of Commissioners find that the approval of a construction contract for the replacement of two electrical switchgear systems and removal of an existing water tank at the West Knoll senior housing development is exempt from the provisions of the California Environmental Quality Act (CEQA), as described herein, because the project will not have the potential for causing a significant effect on the environment.
2. Recommend that the Board of Commissioners approve the award of a Construction Contract (Contract) in the amount of \$175,700 to M.L. Construction, to complete the replacement of two electrical switchgear systems and removal of existing water tank at the West Knoll senior housing development, and authorize the Executive Director of the Housing Authority to execute the Contract and all related documents, to be effective upon the issuance of the Notice to Proceed, which will not exceed 30 days following the date of Board approval.
3. Recommend that the Board of Commissioners authorize the Executive Director to use a total of \$175,700 in Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD), and included in the Housing Authority's approved Fiscal Year 2007-2008 budget, and authorize the Executive Director to approve Contract change orders not exceeding \$35,140 for unforeseen project costs, using Capital Funds Program (CFP) funds from HUD.

On Motion by Commissioner Aszkenazy, seconded by Commissioner Martinez, and unanimously carried, the following was approved by the Housing Commission:

**APPROVE CONSTRUCTION CONTRACT FOR FENCING AND GATE
IMPROVEMENTS AT 13 HOUSING AUTHORITY
HOUSING DEVELOPMENTS (2)
AGENDA ITEM NO. 10**

1. Recommend that the Board of Commissioners find that the approval of a construction contract for fencing and gate improvements at the Housing Authority developments as identified in Attachment A is exempt from the provisions of the California Environmental Quality Act (CEQA), as described

herein, because the work includes activities that will not have the potential for causing a significant effect on the environment.

2. Recommend that the Board of Commissioners approve the award of the attached construction contract (Contract) in the amount of \$366,248 to Bobco Metals, LLC, to complete the fencing and gate improvements at the subject properties; and authorize the Executive Director of the Housing Authority of the County of Los Angeles to execute the Contract and all related documents, following approval as to form by County Counsel and effective upon the issuance of the Notice to Proceed, which will not exceed 30 days following the date of Board approval.
3. Recommend that the Board of Commissioners authorize the Executive Director to use a total of \$366,248 in Capital Funds Program (CFP) funds provided by the U.S. Department of Housing and Urban Development (HUD), for the purposes described herein; and authorize the Executive Director to approve Contract change orders not exceeding \$91,562 for unforeseen project costs, using the same source of funds.
4. Recommend that the Board of Commissioners authorize the Executive Director to incorporate up to \$457,810 in CFP funds into the Housing Authority's approved Fiscal Year 2007-2008 budget, for the purposes described above.

On Motion by Commissioner Martinez, seconded by Commissioner Dauk, and unanimously carried, the following was approved by the Housing Commission:

ADOPT RESOLUTIONS APPROVING ISSUANCE OF MULTIFAMILY
HOUSING MORTGAGE REVENUE BONDS FOR MULTIFAMILY HOUSING IN
THE CITY OF WEST HOLLYWOOD (3)
AGENDA ITEM NO. 11

1. Recommend that the Board of Commissioners acting as a Responsible Agency for the Sierra Bonita Apartments Project, certify that the Housing Authority of the County of Los Angeles has independently considered the attached Initial Study/Negative Declaration (IS/ND), prepared by the City of West Hollywood, as Lead Agency, and reached its own conclusions regarding the environmental effects of the project; and find that the project will not have a significant effect on the environment.
2. Recommend that the Board of Commissioners adopt and instruct the Chair to sign a Resolution, provided as Attachment B, as required under Treasury Regulations, declaring an intent by 7530 Santa Monica, L.P. (the Developer), a California Limited Partnership, to undertake bond financing in an amount not exceeding \$11,000,000 to finance the site acquisition and construction of the Sierra Bonita Apartments (the Project), a 42-unit

multifamily rental housing development located at 7530 Santa Monica Boulevard in the City of West Hollywood.

3. Recommend that the Board of Commissioners authorize the Executive Director of the Housing Authority to submit an application to the California Debt Limit Allocation Committee (CDLAC) for a private activity bond allocation in an aggregate amount not exceeding \$11,000,000 for the purposes described herein.

The following was approved by the Housing Commission:

ELECTION OF CHAIR AND VICE-CHAIR FOR 2008
AGENDA ITEM NO. 12

On Motion by Commissioner Martinez, seconded by Commissioner Parrish, and unanimously carried, Commissioner Aszkenazy was elected Chair and will assume office at the January 23, 2008 meeting.

On Motion by Commissioner Dauk, seconded by Commissioner Aszkenazy, and unanimously carried, Commissioner Martinez was elected Vice-Chair and will assume office at the January 23, 2008 meeting.

Agenda Item No. 13 – Housing Commissioner Comments and Recommendations for Future Agenda Items

Commissioner Aszkenazy suggested that there be more comprehensive planning when budgeting for the rehabilitation projects.

Ms. Glover announced that the 45-day public comment period for the Agency Plan begins on December 28, 2007, and the Agency Plan Board letter will be presented for Housing Commission approval at the March meeting. Changes to the Limited English Proficiency, Violence Against Women Act and the Section 8 Program were made to the Agency Plan.

Commissioner Martinez requested an update on the letter addressed to the Resident Council members inviting members to the Housing Commission meetings. Ms. Glover confirmed that the letter will be mailed two weeks prior to the date of the Housing Commission meetings. Maria Badrakhan, Director, Housing Management, stated that Marina Manor Resident Council members were provided the schedule of the Housing Commission meetings.

Commissioner Martinez stated that in the coming year she hopes to see more participation from housing residents.

Ms. Glover announced that research is being conducted on translation equipment. Commissioner Martinez commented that the Metropolitan

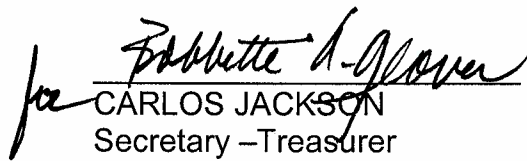
Transportation Authority (MTA) might be able to provide some insight on the translation equipment they currently use.

Commissioner Porter wished staff happy holidays.

Commissioner Aszkenazy thanked staff for a very productive year.

On Motion by Commissioner Dauk, the Regular Meeting of December 19, 2007, adjourned at 1:55 p.m.

Respectfully submitted,


CARLOS JACKSON
Secretary -Treasurer




Carlos Jackson
Executive Director

**HOUSING AUTHORITY
of the County of Los Angeles**

Administrative Office
2 Coral Circle • Monterey Park, CA 91755
www.lacdc.org

Gloria Molina
Yvonne Brathwaite Burke
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich
Commissioners

ASSISTED HOUSING DIVISION

12131 Telegraph Road • Santa Fe Springs, CA 90670 
Tel: 562.347.4663 • TDD: 562.906.4928

January 17, 2008

FOR YOUR INFORMATION ONLY

Ms. KJ Brockington, Director
Office of Public Housing
U.S. Department of Housing
And Urban Development
Los Angeles Field Office, Region IX
611 West 6th Street, Suite 1040
Los Angeles, CA 90017-3101

SUBJECT: THE FAMILY SELF-SUFFICIENCY (FSS) PROGRAM

Dear Ms. Brockington:

The Family Self-Sufficiency (FSS) Program is a HUD initiative intended to promote the development of local strategies to enable families both in public housing and the Housing Choice Voucher Program to achieve economic independence and self-sufficiency.

This report has previously been provided to the Housing Authority of the County of Los Angeles Housing Commissioners on a monthly basis. This report is now being provided to the HUD local field office and the Los Angeles County Board of supervisors to keep all concerned parties abreast of the continuous efforts and accomplishments associated with this worthwhile program as part of the Corrective Action Plan.

FSS Program Update for December

- The Family Self Sufficiency staff continued its ongoing recruitment efforts, with a total of 24 new applicants, all of whom were eligible for the Family Self Sufficiency Program.
- Staff enrolled 13 new participants.
- Received 9 requests to graduate from the Family Self Sufficiency program.
- Collected and contributed over \$120 to the "Adopt an Angel" program to provide meals and gifts to shut-in seniors over the Holiday Season.
- Conducted its annual Toy Drive, distributing toys to over 35 FSS and other low-income families. The toys were donated to the Toy drive by Assisted Housing Staff, Public Housing, FSS staff, and the United States Marine Corps Toys for Tots program.
- 27 applications for the FSS program were mailed to interested families.



Ms. KJ Brockington
January 17, 2008
Page 2


- Resource information on the WorkSource Network, Volunteer Income Tax Assistance Program, FSS workshops, Adult Education, and Job Fair information were disseminated during recruitment and case management activities.
- Staff referred 14 FSS applicants to WorkSource Centers resource for job search assistance and 9 FSS participants for job search and resume writing and review assistance.
- Issued 3 Credit Repair packets to FSS applicants and 5 packets to existing FSS participants during the month of December.
- Communicated with and assisted over 300 FSS participants with general Housing Choice Voucher questions, FSS Program queries, issues and supportive services information.
- Resource information for employment opportunities, budgeting, money saving tips and homeownership workshops were disseminated to 9 FSS participants and applicants during December appointments.
- Referred 1 Section 8 tenant to Operation Hope Home Ownership Program per the tenant's request.
- Referred 4 FSS participants to the CDC Home Ownership Program (HOP) per the tenant's request.

Graduates

During the month of December, there were no graduates from the Family Self Sufficiency's Housing Choice Voucher Program. The total number of graduates to date is 179.

If you have any further questions, please feel free to contact me at (562) 347-4837.

Sincerely,



MARGARITA LARES, Acting Director
Assisted Housing Division

ML:FP:dt

c: Board of Supervisors
Housing Commissioners



HOUSE NOTES

A Newsletter for Los Angeles County Section 8 Owners
Housing Authority of the County of Los Angeles
WINTER 2007

Housing Authority of the County of Los Angeles

Main Office

12131 Telegraph Road
Santa Fe Springs, CA 90670

Mailing Address

PO Box 2129
Santa Fe Springs, CA 90670

Phone: (562) 347-4663

(800) 731-4663

TDD: (562) 906-4928

Website: www.hacola.org

LANCASTER OFFICE HAS A NEW HOME!

Please be advised that the
Lancaster office has
relocated to:

2323 Palmdale Blvd, Suite B
Palmdale, CA 93550
(661) 575-1511

HASSLE- FREE DIRECT DEPOSIT

In our efforts to supply you
with a more expedient
payment delivery system, the
Housing Authority has
converted all Housing
Assistance Payments (HAP)
into Automatic Deposits that
will go into our clients'
checking or savings accounts.

As of December 1, 2007, the
Housing Authority has ceased
the mailing of HAP checks, so
please make sure you are
enrolled in our Hassle-Free
Direct Deposit program to
receive your HAP check for
January. This is a mandatory
enrollment.

Enrolling in our direct deposit
program is simple and will
save you time by having your
check deposited into your
bank account.

For more information about
the direct deposit program,
call the Housing Authority at
(562) 347-4663 or visit our
website at www.hacola.org to
download a direct deposit
enrollment form.

NEW PAYMENT STANDARDS

When the UPDATED Payment Standards Are Applied

The updated payment standards are effective November 1, 2007, for all new contracts including moves, and for existing contracts at the annual re-examination.

Payment Standards	0-bedroom	1-bedroom	2-bedroom	3-bedroom	4-bedroom	5-bedroom
Los Angeles County	\$949	\$1,145	\$1,430	\$1,920	\$2,311	\$2,657
Small Cities	\$949	\$1,145	\$1,430	\$1,920	\$2,311	\$2,657

How to use the Payment Standards

After the Housing Authority determines a household's minimum and maximum family contribution, the payment standard is used to calculate a maximum subsidy amount. With this amount, the Housing Authority determines the highest rent that is *affordable* for the family. It is NOT a pre-approved amount that can be charged by an owner.

A SPECIAL THANKS FROM THE HOUSING AUTHORITY STAFF

The staff at the Housing Authority would like to thank you for your participation as a Section 8 owner.

We would like to take this opportunity and especially thank you for your patience with our New Contracts process. Over the past few months we have experienced a high volume of new contracts, which has caused a delay in our normal processing time.

Your rental units help provide over 20,000 low-income families in Los Angeles County with a decent, safe, and sanitary place to call "home." If you have any questions regarding a new contract, please contact the Housing Authority at (562) 347-4663.

CUSTOMER RELATIONS OPERATION CENTER

The Housing Authority is dedicated to making the Section 8 Program more customer-oriented. Therefore, we have established a Customer Relations Operation Center, which is committed to promptly answering all incoming calls, accurately responding to program questions, and providing professional, friendly, courteous and effective customer service.

The Customer Relations Operation Center staff is available Monday through Friday, between the hours of 8:00 A.M. and 5:00 P.M. You may reach a Call Center staff person at (562) 347-4663 or TOLL FREE (800) 347-4663 or TDD (562) 906-4928.

PROPERTY LISTING SERVICE FOR OWNERS

The Housing Authority of the County of Los Angeles launched a property listing service for the owners and managers of rental property. This service is provided through Socialserve.com, the nation's leading affordable housing locator service. This free service allows property owners and managers to list their vacant units online. The property search service is available to Section 8 voucher holders, as well as other individuals and agencies throughout Los Angeles County.

Properties can be described in great detail, and landlords can include a picture, map link and extensive information about nearby amenities. The service will greatly increase the visibility of available properties in Los Angeles County.

To register for this service, you may visit our website, www.hacola.org, or fax your name, your company's name (if applicable), address, phone number and email address to Socialserve.com at (866) 265-7811 or by calling toll free at (877) 428-8844.

MOST COMMON HOUSING QUALITY STANDARDS (HQS) DEFICIENCIES

The Housing Authority has compiled the following list of HQS deficiencies. These deficiencies are the most common "fail" items in which the Housing Authority has to schedule follow-up inspections.

- Deteriorated paint
- Inoperable heating unit
- Water heater not secured or braced
- Closet doors off-track
- Inoperable stove burners
- Oven or vent inoperable
- Garage inaccessible
- Inoperable garbage disposal
- Missing or broken locks on windows
- Inoperable doors
- Security bar release inoperable
- Torn/Worn/Lifting Flooring
- Inoperable smoke detectors
- Missing drainpipe and TPR valve on water heater
- Double-keyed locks
- Cracked or missing electrical outlet cover
- Electric panels missing switch covers
- Electric outlets with reversed hot neutral
- Lamp cord used as permanent wiring
- Electric wiring connections/splice not in a junction box
- Exposed wiring
- Roach infestation
- Excessive accumulation of garbage and debris

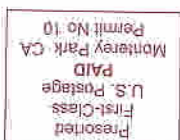
The Housing Authority encourages the owner and tenant to use the HQS "Self-Inspection Checklist" to assess the condition of the assisted unit before each HQS inspection to identify and correct any deficiencies prior to the inspection. Owners are able to download the "Self-Inspection Checklist" from the Housing Authority's website located at www.hacola.org.

HOUSING COMMISSION MEETINGS

The Housing Commissioners of the Housing Authority of the County of Los Angeles (HACoLA) meet once a month at various locations throughout the County. The Commission is appointed by the Board of Supervisors to oversee and advise the Board on all Housing Authority activities and programs. Public participation at Commission meetings is encouraged and there is time scheduled on the official agenda for public commentary. For information on dates, times, and locations of Commission meetings, please visit the Housing Authority's website at www.hacola.org and click on "Housing Commission Meetings."



HOUSE NOTES is a publication of the Housing Authority of the County of Los Angeles, which is dedicated to building better lives and better neighborhoods. For questions regarding this newsletter, please contact HOUSE NOTES Editor, Unika Colbert, at the Housing Authority of the County of Los Angeles, P.O. Box 2129, Santa Fe Springs, CA 90670, or at (562) 347-4663, ext. 8167



HOUSING AUTHORITY
OF THE COUNTY OF LOS ANGELES
P.O. Box 2129
Santa Fe Springs, California 90670-2129





TENANT TALK

A Publication of the Housing Authority of the County of Los Angeles for Section 8 Program Participants
WINTER 2007

Housing Authority of the County of Los Angeles

Main Office

12131 Telegraph Road
Santa Fe Springs, CA 90670

Mailing Address

PO Box 2129
Santa Fe Springs, CA 90670

Phone: (562) 347-4663

(800) 731-4663

TDD: (562) 906-4928

Website: www.hacola.org

PALMDALE OFFICE

Please be advised that
the Lancaster office has
relocated to:

2323 Palmdale Blvd,
Suite B
Palmdale, CA 93550
(661) 575-1511

Housing Commission Meetings

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Small Cities	\$949	\$1,145	\$1,430	\$1,920	\$2,311	\$2,657

THE FAMILY SELF-SUFFICIENCY PROGRAM IS RECRUITING

As a current participant of the Section 8 program, you are eligible to participate in the Housing Authority's Family Self-Sufficiency (FSS) Program. The FSS Program will give you the tools, resources, and support to reach your personal goals.

The FSS Program is designed to help you establish a path towards economic self-sufficiency. When you sign up for the FSS Program, we can assist you with:

- ☐ Job Training & Career Counseling
- ☐ Budget & Credit Counseling
- ☐ Homeownership Programs
- ☐ Scholarships & Tuition Reimbursement
- ☐ Subsidized Childcare and Transportation Assistance
- ☐ Periodic Informational Workshops (ex: Resume Assistance)

Enrollment is limited and acceptance is on a first-come, first-served basis. To obtain enrollment information, please contact FSS Program Specialist, Richard Vega, at (562) 347-4663, extension 8186.

CUSTOMER RELATIONS OPERATION CENTER

The Housing Authority is dedicated to making the Section 8 Program more customer oriented. Therefore, we have established a Customer Relations Operation Center, which is committed to promptly answering all incoming calls, accurately responding to program questions, and providing professional, friendly, courteous and efficient customer service.

The Customer Relations Operation Center staff is available Monday through Friday between the hours of 8:00 A.M. and 5:00 P.M. You may reach a Call Center staff person at (562) 347-4663 or TOLL FREE (800) 347-4663 or TDD (562) 906-4928.

PUBLIC NOTICE

THE HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES PROPOSED AGENCY PLAN

The Housing Authority of the County of Los Angeles (Housing Authority) has prepared a draft Agency Plan for public review and comment. The Housing Authority has also revised its Administrative Plan accordingly.

The Agency Plan consists of two documents: The Fiscal Year 2008-2009 Annual Plan and the Fiscal Year 2008-2012 Five Year Plan. The Annual Plan is submitted annually and provides information on the Housing Authority's policies, program, operations, and strategy for meeting local housing needs and goals. This year the Housing Authority has updated the Five Year Plan.

The Administrative Plan outlines the policies and procedures that govern the Section 8 Program administered by the Housing Authority.

The public hearing on the Agency Plan will be held before the Housing Authority Board of Commissioners.

March 25, 2008 - 9:30 a.m.
Board Hearing Room - 381 Kenneth Hahn Hall of Administration
500 West Temple Street - Los Angeles, CA 90012

Copies of the proposed document are available during a forty-five day public review and comment period, from December 28, 2007 to February 10, 2008, at the following locations:

1st District

Nueva Maravilla Housing Development, 4919 Cesar E. Chavez Avenue, Los Angeles
Los Angeles County Community Development Commission, 2 Coral Circle, Monterey Park
Francisquito Villa Housing Development, 14622 Francisquito Avenue, La Puente
Graham Library, 1900 East Firestone Boulevard, Los Angeles
Maywood Library, 4323 East Slauson Avenue, Maywood

2nd District

Century Wilton Housing Development, 10025 Wilton Place, Los Angeles
Normandie Avenue Housing Development, 11431 S. Normandie Avenue, Los Angeles
Southbay Gardens Housing Development, 230 East 130th Street, Los Angeles
Lennox Library, 4359 Lennox Boulevard, Los Angeles
View Park Library, 3854 W. 54th Street, Los Angeles

3rd District

Marina Manor Housing Development, 3405 Via Dolce, Marina del Rey
Monica Manor Housing Development, 1901 11th Street, Santa Monica
Cahuenga Library, 4591 Santa Monica Boulevard, Los Angeles
Lloyd Taber Marina del Rey Library, 4533 Admiralty Way, Marina del Rey

4th District

Carmelitos Housing Development, 700 Via Wanda, Long Beach
Harbor Hills Housing Development, 26607 South Western Avenue, Lomita
South Whittier Community Resource Center, 10750 Laurel Avenue, Whittier
Paramount Library, 16254 Colorado Avenue, Paramount

5th District

Foothill Villa, 2423 Foothill Boulevard, La Crescenta
Orchard Arms, 23410 Wiley Canyon Road, Valencia
Section 8 Palmdale Office, 2323 E. Palmdale Blvd., Suite B, Palmdale, CA 93550
Glendora Library, 140 South Glendora Avenue, Glendora
La Verne Library, 3640 "D" Street, La Verne

Copies of the proposed document are also available for review at the Housing Authority of the County of Los Angeles, Section 8 Administrative Office, 12131 Telegraph Road, Santa Fe Springs, CA 90670. Written comments or questions about the HACoLA Section 8 Program may be sent to the Section 8 Administrative Office, to the attention of Unika Colbert, or you may call 562-347-4663 or 800-731-4663 extension 8262. You may also submit questions and comments at www.hacola.org.

Copias del documento también están disponibles para revisar en la Autoridad de Viviendas del Condado de Los Angeles, Oficina Administrativa del Programa Sección 8, 12131 Telegraph Road, Santa Fe Springs, CA 90670 durante un período público de cuarenta y cinco días, empezando el 28 de Diciembre, 2007 hasta el 10 de Febrero, 2008. La Junta de Supervisores de la Autoridad de Viviendas del Condado de Los Angeles tendrá una reunión pública el 25 de Marzo, 2008 a las 9:30 a.m. en 381 Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, CA 90012. Para hacer comentarios o preguntas del Programa Sección 8, escriba a la Oficina Administrativa a la atención de Dayana Zavala o puede llamar a 562-347-4663 or 800-731-4663 ext. 8262. También puede someter comentarios o preguntas a www.hacola.org.

Копии документов также доступны для обзора в офисе Жилищного Управления Графства Лос-Анджелес по адресу: Административном Офисе 8-й Программы, 12131 Telegraph Road, Santa Fe Springs, CA 90670 в течении 45-дневного периода для комментариев, который был продлен с 28 Декабрь 2007 года до 10 февраля 2008 года. Управляющие Комитетом Жилищного Управления Графства Лос-Анджелес назначили слушание публики, которое состоится 25 марта 2008 года, в 9:30 утра по адресу: 381 Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, CA 90012. Письменные комментарии или вопросы относительно HACoLA 8-й Программы программы, должны быть посланы в Административный офис 8-й Программы на имя Unika Colbert или вы можете позвонить по телефону 562-347-4663 или 800-731-4663 код# 8262. Также Вы можете послать вопросы и комментарии по интернету www.hacola.org.



TENANT TALK is a publication of the Housing Authority of the County of Los Angeles, which is dedicated to building better lives and better neighborhoods. For questions regarding this newsletter, please contact TENANT TALK editor, Unika Colbert at the Housing Authority of the County of Los Angeles, P.O. Box 2129, Santa Fe Springs, CA 90670 or at (562) 347-4663 Ext. 8167.



PUBLIC HEARING FOR SMALL CITIES SECTION 8 PROGRAM
PROPOSED AGENCY PLAN FOR FISCAL YEAR 2008-2009

The Housing Authority of the County of Los Angeles also administers the Section 8 Program on behalf of the following cities: Lakewood, Lawndale, Lomita, Paramount, Santa Fe Springs, and West Hollywood. As part of its administrative responsibilities the Housing Authority has prepared a draft Agency Plan for each city. The Housing Authority has also revised each city's Administrative Plan accordingly.

Copies of the proposed documents will be available at each corresponding City Hall during the forty-five day public review and comment period, extending from **February 11, 2008 to March 26, 2008**.

Citizens wishing to make written comments can mail them to the Housing Authority of the County of Los Angeles, 12131 Telegraph Road, Santa Fe Springs, CA 90670 to the attention of Unika Colbert. Verbal comments may be directed to 562-347-4663 or 800-731-4663, extension 8262. You may also submit questions and comments at www.hacola.org.

PUBLIC HEARING FOR SMALL CITIES SECTION 8 PROGRAM

The public hearing location, date, and time for each corresponding city is as follows:

SMALL CITIES	LOCATION OF HEARING	DATE	TIME
City of Lawndale	14717 South Bruin Ave. Lawndale, 90260	April 7, 2008	6:30 P.M.
City of Lakewood	5050 Clark Ave. Lakewood, 90712	April 8, 2008	6:30 P.M.
City of Paramount	16400 Colorado Ave. Paramount, 90723	April 1, 2008	7:00 P.M.
City of West Hollywood	8300 Santa Monica Blvd. West Hollywood, 90069	April 7, 2008	6:30 P.M.
City of Santa Fe Springs	11710 E Telegraph Rd. Santa Fe Springs, 90670	March 27, 2008	6:00 P.M.
City of Lomita	24300 Narbonne Ave. Lomita, CA 90717	April 7, 2008	6:45 P.M.

BECOME A TENANT COMMISSIONER

If you are interested in helping make decisions about how the Housing Authority operates, you can apply to become a Tenant Commissioner on the Los Angeles County Housing Commission.

The Housing Authority currently has two positions open to participants of the Housing Choice Voucher (Section 8) Program.

To request an application, you may call **(323) 890-7008** or visit one of the Section 8 housing management offices. Refer to the *Frequently Asked Questions* for additional information. **This position maybe closed without prior notice; please submit your application and supporting documents as soon as possible.**

Information provided on your application may be subject to verification. You may be asked if you have ever been convicted, fined, etc. for any offense (except non-moving traffic violations) by any court, including convictions dismissed under Penal Code 1203.4.

Applications will be screened and some candidates may be invited for interviews.

Your application to serve as a Tenant Commissioner will not affect your housing assistance.

FREQUENTLY ASKED QUESTIONS ABOUT SERVING AS A TENANT COMMISSIONER ON THE LOS ANGELES COUNTY HOUSING COMMISSION

Q. What is the Los Angeles County Housing Commission?

A. The Housing Commission is a group of nine persons who are appointed by the Board of Supervisors to review Housing Authority business matters.

Q. Who serves on the Housing Commission?

A. Non-Tenant Commissioners are selected by the Board of Supervisors to represent each of their five Districts. Tenant Commissioners are selected through a process conducted by the Housing Authority. Tenant Commissioners represent participants in the Section 8 and the Conventional Public Housing Program, and residents of other Housing Authority-owned or managed properties.

Q. Who can apply to serve on the Housing Commission?

A. You must be a program participant in good standing with the Housing Authority and at least 18 years of age. A background in community service, volunteerism, and a sincere interest in the Housing Authority and its program are desirable qualifications.

Q. How long do Tenant Commissioners serve?

A. Tenant Commissioners serve two-year terms, and can be reappointed for a second term if recommended by the Executive Director of the Housing Authority.

THIS IS NOT AN APPLICATION FOR HOUSING ASSISTANCE



DECEMBER 2007

HOLIDAY ISSUE

COUNTY OF LOS ANGELES

Remarks by Outgoing Board Of Supervisors Chairman Zev Yaroslavsky



I want to say how very much I appreciate the support I've had from my colleagues during the course of the last year. To make this little organization work smoothly, it requires everyone to be pushing in the same direction, and for the most part, that's characterized every year in every chairmanship.

I especially want to thank my own staff. As all of you know, members of the public probably don't, but the added workload on a member of the staff of a Board Chair is considerable at every level. And they have stepped up during the course of the last year, and I appreciate them and their work very much.

I would also note what a pleasure it's been to work with our Executive Officer Sachi Hamai and her staff. I think there's a new esprit in that office, they are thinking ahead, keeping us out of trouble and making real improvements. I know it's been a very difficult year for her department, with all the changes that have gone on around here, but I want to thank Sachi and her staff for all the cooperation they've shown us. They're doing a great job.

I would like to highlight a few of the things that this last year has brought as we've worked together. Perhaps the single most significant development this past year has been the change in our government structure and the hiring of our new CEO, Bill Fujioka - and the retirement of really one of the great public administrators that I've ever had the pleasure of working with, David Janssen.

Thanks to David's fiscal stewardship and our Board's committed spending discipline, the County will save millions of dollars in lower borrowing costs since Standard & Poor's Rating Services raised our credit ratings in June, noting the County's improved long-term general creditworthiness, healthy general fund reserves, improving use of discretionary revenues and strong economic performance. Taxpayers will be reaping the benefits for years to come, and that's quite a legacy to be leaving us.

For his part, Bill quickly stepped in to fill those shoes and hit the ground running. At the same time, with a new governance structure that has attempted to change the way we do business, so that we're acting in a more organized and efficient fashion, it's a work in progress. We still have a long way to go, but I think we're moving in the right direction.

CHAIRMAN

continued on page 4

HIGHLIGHTS

Volume 39 Issue 12

Antonovich Expands Services to Homeless.....	3
Burke Receives Prestigious Honor.....	3
Molina Urges 'Green Grant Program' Participation	5
Antonovich Promotes Clean Energy Technology.....	5
Knabe Hosts Public Safety Appreciation Luncheon.....	6
Hotel and Resort Condo Development Anticipated.....	7
Be a County Pollworker on February 5!.....	8
Safe Surrender Program Protected.....	9
Public Library Goes WiFi.....	9
ENRICHING LIVES.....	10-14
Christmas Tree Recycling Program.....	13
Antonovich Hosts Holiday Party for Foster Children.....	14
All About US: LA COUNTY STARS!.....	15-19
Share It: Holiday Season Safety.....	20



EVENT CALENDAR

Los Angeles County Arboretum & Botanic Garden

301 N. Baldwin Avenue, Arcadia 91007

For a list of seminars, workshops and classes, please visit
www.arboretum.org or call (626) 821-4623

Los Angeles County Museum of Art

5905 Wilshire Boulevard, Los Angeles 90036

(323) 857-6000

www.lacma.org

Arts

Through December 30 – Highlights of Spanish Colonial Art
from the Coleccion Patricia Phelps de Cisneros

Through Jan 6 – Dali: Painting & Film

Through Feb 19 – Japanese Prints: Word/Poem/Picture

Through Feb 19 – Japanese Painting: Calligraphy and Image

Through Mar 3 – SoCal: Southern California Art of the 1960s
and 70s from LACMA's Collection

Disney Concert Hall

111 South Grand Avenue, Los Angeles 90012

(323) 850-2000

wdch.laphil.com

January

4 - 6 - Concrete, Frequency I

6 - Organ Recital: Anthony Newman

8 - Concrete Frequency: Songs of the City

8 - 11 - Concrete Frequency II

12 & 13 - Concrete Frequency III

15 - Green Umbrella: Salonen Conducts Messiaen

17 - Concrete Frequency: Man-Machine in the Digital City

18 - 20 - Beethoven's Piano Concerto No. 5

20 - Itzhak Perlman in Recital

22 - Chamber Music

24 - 27 - Britten's War Requiem

29 - Royal Concertgebouw Orchestra Amsterdam - I

30 - Royal Concertgebouw Orchestra Amsterdam - II

February

1 - 3 - Pearlman conducts Brahms's Fourth

1 - Jazz at Lincoln Center Orchestra with Wynton Marsalis

3 - Organ Recital: Olivier Latty

6 - Tafelmusik

9 - 10 - Mahler's Sixth

12 - Chamber Music

13 - Christopher Columbus: Lost Paradises

14 - 16 - Tchaikovsky's Suite No. 3

15 - George Benson - "A Tribute to Nat King Cole"

17 - Bernadette Peters - "Just a Broadway Baby"

21 - The Chieftains

22 - 24 - Conlon conducts Shostakovich

Music Center

135 N. Grand Avenue, Los Angeles 90012

(213) 972-7211

www.musiccenter.org

Center Theatre Group

Through Mar 9 – The Color Purple

Los Angeles Opera

Jan 19 – Feb 10 – Tristan und Isolde

Los Angeles Master Chorale

Feb 10 – David O, De Victoria and De Zumaya

Natural History Museum

900 Exposition Boulevard, Los Angeles 90007

(213) 763-DINO

www.nhm.org

Jan 4 - First Fridays: Conscious Minds and the Minds of Others

Jan 12 - Critter Club: Roach Appreciation Day!

Jan 13 - Earth Expedition Series: The Smaller Majority

Jan 19 - Family Fun Day: It's Sensational!

Jan 20 - An Afternoon with Johan Reinhard

Jan 26 - Calling All Junior Scientists!

Jan 27 - A Serendipitous Dinosaur Discovery

48th Annual L.A. County Holiday Celebration

December 24 from 3 p.m. to 9 p.m.

Dorothy Chandler Pavilion, 135 N. Grand Ave., Los Angeles 90012
or live on KCET

www.holidaycelebration.org or (213) 972-3099

Marina del Rey Fireworks Spectacular

December 31

http://beaches.lacounty.gov/bandh/Events/December.htm



Articles and other submissions to the *County DIGEST*
may be edited or otherwise altered for clarity.

County DIGEST Editorial Offices
Department of Human Resources
3333 Wilshire Blvd., Suite 1000 (10th floor)
Los Angeles, CA 90010

(213) 738-2352

(213) 639-0940 FAX

Available online at: dhr.lacounty.info

Supervisor Antonovich Works with PATH Achieve Glendale to Expand Services for the Homeless

Los Angeles County Supervisor Michael D. Antonovich was honored by PATH Achieve Glendale for his grant of \$200,000 last September, in support of homeless services in the Glendale community.

“PATH Achieve Glendale is a vital public/private partnership that provides a wide array of services for homeless families at its emergency shelter, including beds, job training skills, and mental health and substance abuse treatment,” said Supervisor Antonovich.

This program is designed to provide safe, stable, short-term housing, up to 90 days, for individuals and families experiencing homelessness. It is also one of the few shelters located in the County of Los Angeles with the ability to accept single homeless fathers and their children.

The program rules also require residents to save money, find work, and address any barriers to establishing permanent housing. Additionally, residents must also meet with a case manager to establish a service plan and work towards goals that increase their income and housing opportunities.



Supervisor Burke Receives Prestigious Honor



UCLA alumni and distinguished guests gathered at the Dorothy Chandler Pavilion on October 29 to welcome the new chancellor of UCLA, Dr. Gene Block, and to pay special tribute to fellow UCLA alumni, Los Angeles County Supervisor Yvonne B. Burke, who was honored with the “UCLA Local Legislator of the Year” award. Notable guests included Los Angeles City Council members Jan Perry, Wendy Greuel, and Ed Reyes.

UCLA Chancellor, Dr. Block, presented the “UCLA Local Legislator of the Year” award to Supervisor Burke, as he reflected upon Supervisor Burke’s dedicated service to the Los Angeles community, particularly in the areas of children’s welfare and education. Chancellor Block noted that there was no one more deserving of this prestigious honor than Supervisor Burke.

Supervisor Burke is currently serving her fourth four-year term as Los Angeles County Supervisor for the Second District. Supervisor Burke became the first African American woman elected to the California Legislature in 1967, the first African American woman elected to the U.S. Congress from California in 1972, and the first to serve as Chair of the Los Angeles County Board of Supervisors in 1993. She also served as Vice Chair of the 1972 Democratic National Convention and was Vice Chairman of the 1984 U.S. Olympics Organizing Committee. Supervisor Burke was also honored as “Alumni of the Year” by UCLA in 1996.



RETIREEES

Congratulations to the following employees who are joining the ranks of the retired after 30 or more years of service to the people of the County of Los Angeles:

CHILDREN AND FAMILY SERVICES: Barbara Edwards, Leora Turnbo
DISTRICT ATTORNEY: Josie Bartlett
FIRE: Gill A. Aguilera, Leonard Fontes
HEALTH SERVICES: Joann J. Boyd, Carl Buck, Leo Bryan, Linwood J. Casey, Lois Goss, Cheryn K. Kovach, Alvaro Moreira, Jacqueline Motobo, Ramona Osorio, Gregoria Pablo, Ramona Padilla, Raul Reveles, Wayne M. Sewake, John E. Skoglund, Elizabeth White
HUMAN RESOURCES: Nancy Eiser
MENTAL HEALTH: Susan F. Morris
PROBATION: Melissa J. Calime, Miguel A. Gonzalez, Betty N. Taylor
PUBLIC HEALTH: Richard E. Browne
PUBLIC SOCIAL SERVICES: Antonietta Gervasi, Ralph A. Levy, Corine Thornsburg
PUBLIC WORKS: Dorothy L. Traylor
SHERIFF: Arthur J. Davis, Hiram N. Komoto, Dennis J. Saenz, Danny W. Tucker, Richard H. Wright, B. McLellan Jr., Patti A. Minutello, Robert J. Minutello, Frank A. Yrineo
SUPERIOR COURT: Arthur C. Fisher, Geraldine M. Pettway, John D. Sweet

Congratulations to the following employees who are joining the ranks of the retired after 25 or more years of service to the people of the County of Los Angeles:

ALTERNATE PUBLIC DEFENDER: Myra Thomas
ASSESSOR: Antionette Castaneda
CHILDREN AND FAMILY SERVICES: Hazel C. Foster, Louella Sidney-Copeland
HEALTH SERVICES: Jon A. Covey, Rolando J. Florendo, Rosario A. Garcia, Sharon F. Grigsby, Lilly M. Juinio, Barton L. McNabb, Christine V. Myers, Christine O. Eager, Vernell D. Johnson
INTERNAL SERVICES: Herbert Prioleau
LACERA: Audrey Long
MENTAL HEALTH: Oscar A. Mendiola
PROBATION: Rosemarie Guerrero
PUBLIC SOCIAL SERVICES: Richard P. Chey, Christine Johnson, Dianne Lackey, Roger Lorenzo, Nga V. Nguyen, Robin Robberson, Carina Suarez, Su M. Urbano, Sandra M. Walker
REGISTRAR-RECORDER/COUNTY CLERK: Yong K. Son
SHERIFF: Darrel D. Brown, Stephen R. Gonzalez, Zenaida D. Villa, Mark J. Vrabel, Patrick D. Quinn, Laura C. Rangel-Beard, David P. Thomas, Thomas W. Thomas, Ronald F. Wilton
SUPERIOR COURT: Karen E. Barlow-Burto

CHAIRMAN

continued from page 1

The closure of King-Harbor Hospital was a very painful experience for all of us, but there's a silver lining to that cloud, and I am hopeful – all of us are hopeful – that the work now being done to get a new governance structure there, a new leadership there, ultimately will enable us to reopen that hospital sooner rather than later. Then we can resume providing the vital hospital and emergency room services that the community of South Los Angeles desperately needs and deserves.

We approved and initiated the Title IV-E waiver program, which gives us significantly more spending flexibility in our federal funding to assist abused and neglected kids. It's a significant development, and if we manage it properly, it should yield great dividends to the children who through no fault of their own find themselves on the margins in our County.

In the environmental arena, we have agreed to sign the "Cool Counties Initiative," and have taken steps here in our own County to construct our new buildings in a manner that meets "Leadership in Energy and Environmental Design" (LEED) standards, emphasizing renewable energy resources to make us part of the solution rather than part of the problem. As the largest employer in the County, with more than 100,000 employees, when Los Angeles County makes a decision to "go green" it has ripple effects throughout the region. When we don't do something that is positive and constructive, it also has an adverse impact. So the decision that this Board has made to move in that direction aggressively, I think, has a tremendous impact on our community and on society as a whole.

We've made strides this year in our efforts to address the problems of homelessness. Earlier this year, the Board approved a framework in which all 88 of our cities can essentially plug into the County's human resources delivery system if they want to, and we'll provide the vital human services that are necessary to bring people out of homelessness and into permanent supportive housing. Supervisor Molina's initiative for the children in Skid Row has been critically important in making a difference for kids who again through no fault of their own find themselves on the streets of our County, especially in that neighborhood. I think that's really been the pace-setting initiative on the part of this Board, thanks to her.

CHAIRMAN

continued on page 6

Supervisor Gloria Molina Urges 'Green Grant Program' Participation

Los Angeles County Supervisor Gloria Molina is urging residents living in unincorporated areas to participate in the Green Grant Program. The goal of this \$600,000 federal initiative is to reduce energy costs for low-income homeowners while simultaneously decreasing carbon emissions – which are a significant contributor to the Southern California region's notoriously polluted air. Green Grant Program recipients will receive up to \$20,000 to install a three kilowatt photovoltaic system in their home. These units typically cost \$26,000 – and they actually generate electricity.

"In fact, if no electricity is used in a home with a photovoltaic system, the electricity will flow back into the grid causing the energy meter to go in reverse!" said Supervisor Molina.

Since local power companies provide rebate incentives and a three kilowatt photovoltaic system generally qualifies for an average of \$8,000, homeowners investing in a \$26,000 system actually will spend only \$18,000 total. Typically, homeowners will see energy savings from 30 percent to 80 percent within a year. And each photovoltaic unit will eliminate 5,549 pounds of carbon dioxide emission in the first year of use.

Green Grant Program recipients will be selected on a first-come, first-served basis. Individuals interested in participating should go to www.enterprisecommunity.org or call (213) 833-7988 extension 24 and ask for Patricia Mejia, a program officer with Enterprise Home Ownership Partners, Inc., which administers the program in conjunction with the LA County Community Development Commission and the U.S. Department of Housing and Urban Development.



Green Grant Program recipients may qualify for low-cost photovoltaic systems like the one pictured here.

Supervisor Antonovich Test Drives Hydrogen Vehicle to Promote Clean Energy Technology



Los Angeles County Supervisor Michael D. Antonovich test drove BMW's new Hydrogen 7, the first hydrogen-powered car designed for everyday use, in an effort to illustrate the vital need for clean energy technology to improve air quality and create economic growth.

"The technological advances employed by BMW to create a zero-emission luxury automobile are a testament to the fact that market-based incentives can improve air quality, create economic growth and reduce our dependence on foreign oil," said Supervisor Antonovich.

The new BMW Hydrogen 7 runs on hydrogen or gasoline and can reach 0-62 mph in less than six seconds while emitting zero emissions.

An advocate for clean energy technology and the environment, Supervisor Antonovich has led the effort to promote sustainable building practices, convert the MTA's bus fleet to natural gas, and employ tougher truck emission regulations.

Supervisor Knabe Hosts Annual Public Safety Appreciation Luncheon

Supervisor Knabe hosted his annual Public Safety Appreciation Luncheon for over six hundred attendees. This annual event honored law enforcement personnel who serve the unincorporated communities of the Fourth District, including the Los Angeles County Office of Public Safety, the Los Angeles County Sheriff's Department, the Los Angeles County Fire Department, and the California Highway Patrol.



CHAIRMAN

continued from page 4

The County of Los Angeles has demonstrated that there are a lot of things it does right and does well, and among them is emergency response. In my own district, I've had two major fires in the last month. We have been victimized by these high Santa Ana winds, the dry conditions and brushfires, but we have also been blessed with incredible response from our fire department and neighboring fire departments from all over the region, as well as our law enforcement personnel, Sheriff Lee Baca and his department, the California Highway Patrol and local law enforcement. We have gotten so much better at what we do in emergency response. One of the reasons we do not have the kind of devastation that we used to have – part of it is luck, no question – but a major part of it is preparedness, and I want to commend our first responders, once again, for demonstrating that they are some of the very best in the world.

And we have some other exciting projects underway. I'll be a little parochial for a second, but the Los Angeles County Museum of Art is not a Third District institution, it is a countywide institution. The new Broad Contemporary Art Museum at LACMA will open on February 9th. Under the Master Plan for the Museum of Art, the next phase is well underway. The new leadership of Michael Govan, president of the Museum, has been spectacular. The fundraising there has been unprecedented, and the involvement, more than the fundraising, of people who now have a stake in that museum will elevate that museum into one of the finest institutions of its kind in the United States and in the world. It's very exciting what's going on there.

At the Natural History Museum, under the leadership of Jane Pisano and her Board, finally the work towards remodeling and rebuilding the Natural History Museum at Exposition Park is upon us. And that will be a great boon to

kids and adults throughout the region, and to Exposition Park in particular.

Arts and culture, as we all know, are so critical to our region, economically and otherwise. The Hollywood Bowl reached its highest attendance this past summer, and the Walt Disney Concert Hall continues to be a huge success. The medium-sized and small cultural organizations and theaters in the Los Angeles County area continue to flourish.

Los Angeles continues to be the place in this country, if not in the world, where the cutting edge of the arts and culture and thinking in this area exists. We employ today more people in the arts, and have for several years, than we employ in the defense industry, which is something that if we had said 20 years ago, we would have all been committed to an institution. It's a very, very exciting time, and these are truly the golden years of the arts in Los Angeles. We're very fortunate as a Board and as residents of this County to be here at this time.

Finally, I'm really thrilled that in her last year, Supervisor Burke – who has served with great distinction as a member of this Board – will serve out the final year of her term as Chair of the Board. I don't think there's anything that's more appropriate than that. Supervisor Burke is a historic figure in this country, and I had to pinch myself when I was first elected to this body to make sure that I wasn't dreaming, and really would be sitting on the Board with somebody who served with great distinction as a member of the Legislature, as a member of Congress, and who achieved so many historic firsts in her career. It's been a privilege to serve with her these last 13 years. I'm looking forward to the next year, I know we're all excited about capping her career in this way, she's a great conciliator and a great leader, and we all wish her well. Thank you again for allowing me to chair this Board with such apparent relative ease.

Emhurst International Hotel and Resort Condominium Development Anticipated to Open in Koreatown in 2010

On Wednesday, October 31, Supervisor Yvonne B. Burke and Los Angeles Mayor Antonio Villaraigosa attended the groundbreaking ceremony for the new 555,000 square foot Emhurst International Hotel and Resort Condominium Development. Also in attendance were City Attorney Rocky Delgadillo, City Councilmen Herb Wesson, Bernard Parks, Jose Huizar, and the Developer, Alexander Hugh, of CIC Group.

The new hotel and condominium development will consist of two towers at Hobart Boulevard and Seventh Street in Koreatown. One of the 21-story towers will have 104 condos and 138 hotel rooms, and the other will be inclusive of office space, a gym, nightclub, and a karaoke lounge.

Under the leadership of Mayor Villaraigosa, this is an exceptional example of foreign investment in the City of Los Angeles. Eighty percent of the funding for the \$155 million project is from foreign investors.

The developer, Alexander Hugh of CIC Group, was one of the 45 Los Angeles business leaders who accompanied Mayor Villaraigosa on a 14-day trade mission to China, South Korea, and Japan last year.

"This is going to be the tallest building in the Wilshire and Koreatown areas. The idea of having a hotel and condo project is one that is going to be a big winner and establish a new way of doing things in our whole region," Supervisor Burke stated.



Supervisor Burke and Developer, Alexander Hugh of CIC Group discuss the highly anticipated completion of the Emhurst International Hotel and Resort.



(From left to right) Supervisor Burke, Councilman Herb Wesson, Developer Alexander Hugh, and Mayor Antonio Villaraigosa participated in the groundbreaking ceremony for the Emhurst International Hotel and Resort on October 31.

Visit <http://dhr.lacounty.info>
for information on
employment opportunities
with the
County of Los Angeles



ATTENTION L.A. COUNTY EMPLOYEES!!!



EARN YOUR SALARY PLUS EXTRA CASH! BE A POLLWORKER ON FEBRUARY 5, 2008!

COUNTY POLLWORKERS (CPW's) ARE CRITICAL TO THE SUCCESS OF THE 2008 ELECTIONS!

The L.A. County Employee Pollworker Program was approved, by the Board of Supervisors as a response to a nationwide Pollworker shortage. The program enables County employees to serve on Election Day as a Pollworker while still earning their regular daily salary.

CPW's are IMPORTANT!

- ☆ CPW 's are often willing to serve in areas where Community Pollworkers are hard to recruit.
- ☆ CPW's are willing to travel to a polling location close to their work site or to a community near their home.
- ☆ CPW's, who speak a language in addition to English, help fill the language requirements at the Polling Places.

Program Benefits...

- ☆ Receive your daily departmental salary PLUS the Pollworker stipend of up to \$175.
- ☆ Meet MAPP goals through County Pollworker Service.
- ☆ Help your community in a time of need.
- ☆ Attending a Pollworker training session is important and it accounts for \$25 of your total stipend.

Requirements

- ☆ County Pollworker must be:
 - ☆ A U.S. Citizen.
 - ☆ 18 years or older.
 - ☆ A registered voter in California.
 - ☆ Have supervisor approval on their application.

How to Apply...

- ☆ Apply on-line at: www.lavote.net
- ☆ Call the Registrar Recorder/County Clerk at 800-815-2666 option 7
- ☆ Contact your department's County Pollworker Program Coordinator
- ☆ Fill out an application and fax it to the Registrar recorder/County Clerk (fax) 562-868-3457.
(Be on the lookout for an application sent out with your pay stub.)

Safe Surrender Protected by Governor's Veto for Second Consecutive Year

Los Angeles County Supervisor Don Knabe offered his thanks to Governor Arnold Schwarzenegger for vetoing a bill that would have placed the success of the statewide Safe Haven Law in jeopardy.

Under the proposed legislation, Assembly Bill 81, the Safe Haven window would have been extended to seven days from its current 72 hours. Currently, the program allows mothers and fathers of unwanted newborns to surrender their babies at Safe Surrender sites, such as fire stations and hospitals, up to three days after the child's birth. The person who surrenders the newborn is protected from prosecution, No Shame, No Blame and No Names.

This is the second consecutive year the Governor has vetoed similar legislation. A similar version in last year's legislative session proposed extending the window from 72 hours to 30 days.

"While on the surface it may seem that a longer surrender window is better for newborns, extensive research and statistics show the danger zone for these babies is within the first hours of life. Extending the window from 72 hours to seven days could have created serious medical issues" said Supervisor Knabe, who championed the formation of Safe Surrender, the Los Angeles County version of the Safe Haven Program, over six years ago.

"Access to quality medical care in the first hours of life is an absolutely critical component that could have been placed in jeopardy had this legislation gone through," said Supervisor Knabe. "Many infants who are safely surrendered have received no prenatal care or medical care at all – services that are critical for these newborns to receive in the first hours after birth. That is a risk we simply cannot afford and we appreciate the Governor's veto."

The County of Los Angeles has been at the forefront of implementing the Safe Haven Law. Since its enactment in 2001, 62 babies have been safely surrendered in the County.

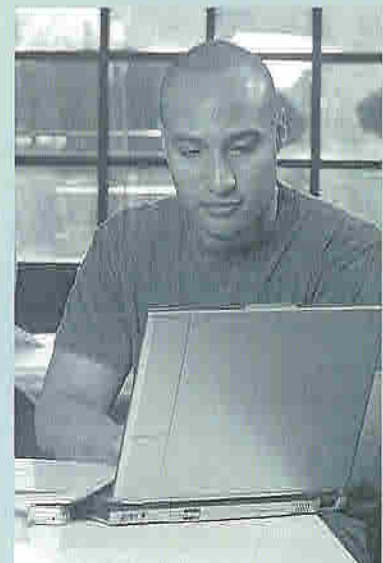
County of Los Angeles Public Library Goes WiFi

The County of Los Angeles Public Library is now offering free wireless Internet access in the 84 community libraries operated by the County Library. Two \$1 million grants provided from the Los Angeles County Quality and Productivity Commission and from the County's Information Technology Fund, approved by the Board of Supervisors, has made WiFi possible in the County libraries.

The County Library's WiFi service enables County library card holders who own Internet ready laptops to use these devices in their local County libraries to connect to the Internet and use the Library's broad range of online resources.

WiFi users now have no reservations, no waiting, and no time limits. And, when some customers use their own portable wireless devices, the demand on the Library's public computers is reduced and the computers are freed-up for users who don't own laptops. Although the County Library works to upgrade and expand computer resources available for public use, it is not able to keep pace with the growing public demand for time online. WiFi increases access without the constant need to purchase additional computers and without losing bookshelves or expanding library facilities to house additional equipment.

"The wireless revolution is spreading in months, not years, and the County Library is pleased to provide wireless Internet access in our 84 County Libraries," states County Librarian Margaret Donnellan Todd.



ENRICHING LIVES...

County Employees Brightens Lives of Many

Children and Family Services' Spark of Love



Department of Children and Family Services Director Patricia S. Ploehn and Santa welcome youngsters to the annual Spark of Love holiday event.

Military and Veteran Affairs' "Operation Reindeer"

The Department of Military and Veterans Affairs has been supporting the Military Order of the Purple Heart's "Operation Reindeer" program for more than 15 years. In-kind donations bring joy to needy veterans and their families during the Christmas season. This event supports the County's Strategic Plan in the areas of Service Excellence & Children and Families' well-being.



Mental Health Supports Los Angeles County NAMIWALKS

Team Southard, co-captained by Marvin Southard, Director of Mental Health, and Robin Kay, Acting Chief Deputy, led the show of support by the Los Angeles County Department of Mental Health for the 2007 NAMIWALKS (National Alliance on Mental Illness) Los Angeles County event held in Santa Monica on October 6. Organized by NAMI, NAMIWALKS raises funds and awareness to make a difference in the lives of people with mental illness, support mental illness advocacy, research, education and support programs both locally and nationally.

Mental Health held a competition at headquarters and in the directly operated clinics and the Department was able to raise more than \$20,000 through online and in person donations.



An Ombudsman Employee's Yearly Tradition



As a yearly tradition, Department of Ombudsman employee Myrian Rangel served meals at Union Station Foundation's Thanksgiving Dinner-in-the-Park. The event provides hot meals and holiday cheer to all attendees, many of whom are homeless, senior citizens, and low income families. Over 5,000 meals were served last year.

If you are interested in joining Myrian next year, please visit www.unionstationfoundation.org or call (626) 240-4550.

LAC-USC Brings Holiday Cheers



LAC+USC Medical Center Registered Nurse Maria J. Cortez, Supervising Custodian Sidney Pearson and Administrator Margaret Beruman take their overflowing cart of Christmas trees to decorate the outpatient clinic areas and bring holiday cheer to patients.

ENRICHING LIVES
continued on page 12

County of Los Angeles

Strategic Plan



County Vision

"Enriching Lives"

Our **purpose** is to improve the quality of life in Los Angeles County by providing responsive, efficient and high quality public services that promote the self-sufficiency, well-being and prosperity of individuals, families, businesses and communities.

Our **philosophy** of teamwork and collaboration is anchored in our **shared values**:

- **A can-do attitude** - we approach each challenge believing that, together, a solution can be achieved.
- **Accountability** - we accept responsibility for the decisions we make and the actions we take.
- **Compassion** - we treat those we serve and each other in a kind and caring manner.
- **Commitment** - we always go the extra mile to achieve our mission.
- **Integrity** - we act consistent with our values.
- **Professionalism** - we perform to a high standard of excellence.
- **Respect for diversity** - we value the uniqueness of every individual and their perspective.
- **Responsiveness** - we take the action needed in a timely manner.

Our **position** as the premier organization for those working in the public interest is established by:

- A capability to undertake programs that have public value;
- An aspiration to be recognized through our achievements as the model for civic innovation; and a pledge to always work to earn the public trust.

County Mission

To enrich lives through effective and caring service

Strategic Plan Goals

- | | |
|---------------------------------|--------------------------------------|
| 1. Service Excellence | 5. Children and Families' Well-Being |
| 2. Workforce Excellence | 6. Community Services |
| 3. Organizational Effectiveness | 7. Health and Mental Health |
| 4. Fiscal Responsibility | 8. Public Safety |

Gloria Molina
Supervisor
First District

Yvonne B. Burke
Supervisor
Second District

Zev Yaroslavsky
Supervisor
Third District

Don Knabe
Supervisor
Fourth District

Michael D. Antonovich
Supervisor
Fifth District



Sheriff's Department Brings Cheers to Children and Families



Sheriff Lee Baca presents the children of the Belvedere Early Education Center with hand made dolls created by the female inmates of the Century Regional Detention Facility.

Sheriff Lee Baca presents holiday baskets to the family members of Los Angeles County Sheriff's Department personnel who are military reservists deployed to serve our Country overseas, as well as the family members of deputies who were killed or critically injured in the line of duty the year.



Los Angeles County District Attorney's 23rd Annual Holiday Gift Giving Drive

Three-year-old Cheyenne Copeland, pictured, sings Christmas carols for Los Angeles County District Attorney Steve Cooley and others at a news conference for the Holiday Gift Giving Drive.



Mr. Cooley and his staff presented Cheyenne and hundreds of other crime victims with toys, food and clothing last holiday season. Cheyenne's mother, Ashley Cheval, 23, was fatally wounded in an August 2006 drive-by shooting.

To contribute to the District Attorney's 23rd Annual Holiday Gift Giving Drive, please contact Narine Zardarian at nzardarian@da.lacounty.gov or Wayne Mack at wmack@da.lacounty.gov. They also can be reached at (213) 974-7401.

Public Works' Annual Holiday Celebration



Public Works employee Emma Ayala and her children enjoy Public Works' annual Holiday Celebration at DPW headquarters.

ENRICHING LIVES

continued from page 12

Human Relations Commission Hosts 200 Youths

On Saturday, December 1, the Human Relations Commission (HRC) put together a "journaling" symposium at Paramount Studios. The event was a collaborative venture between the studio, the Media Image Coalition partners, and the HRC.

The HRC screened the movie "Freedom Writers" based on the inspiring story of a local teacher, Erin Gruwell, who transformed the lives of her students at Woodrow Wilson High School, most of whom had been dubbed as "at risk" teens, by teaching them to rethink rigid beliefs about themselves and others. With her steadfast support, her students became critical thinkers, aspiring college students and successful adults. Ms. Gruwell was also one of HRC's John Anson Ford honorees in 2004.

The HRC brought more than 200 youth from the Zerohour schools as well as other youth groups to the studio. They learned about how to channel their emotions through the written word, and to express their feelings in a positive way. They were coached by past Freedom Writers, as well as prominent filmmakers, poets, writers and scholars, who shared their writing and creative expertise with the youth currently going through HRC's Campus Action Team programs.



Two of the more than 200 County-sponsored zerohour school students pose for a photo as they enjoy their all-day excursion to Paramount Studios, where they saw the movie "Freedom Writers" and met with writers on the importance of journaling their life experiences. The students were also thrilled to meet with three of the young actors who were in the film. The event was sponsored by both the Los Angeles County Human Relations Commission and its support group for fair media depictions, The Media Image Coalition.

ENRICHING LIVES
continued on page 14

Christmas Tree Recycling Program from Public Works

Recycle your Christmas tree this year after the festivities end. This will help preserve our natural resources and reduce waste. Follow these quick and easy steps to have your Christmas tree recycled into compost, mulch, or ground cover. Remove all items from your tree (e.g., water containers, tree stands, ornaments, tinsel, and nails).

1. Place your tree at curbside on your regular collection day from December 26 through January 19.
2. Watch as your tree is collected for recycling by your neighborhood waste hauler.

Here are other ideas that can make a huge difference in the amount of trash that gets generated during the holiday season. Remember, many of these ideas work well the whole year through!

- Use old newspapers to wrap your presents. Or, place your presents in gift bags, which can be reused.
- Recycle household items you no longer need and use them to create personalized, homemade gifts for your loved ones.
- Save postage and trees by e-mailing holiday greetings to family and friends instead of sending them a card in the mail. Or, use holiday cards and gift tags printed on recycled paper.
- Reuse Styrofoam® packing "peanuts" or donate them to your local packaging or shipping company, which you can find by visiting www.Earth911.org.
- Set your table with linens and china instead of disposable plates and plastic cups, and utensils.
- Purchase rechargeable batteries rather than disposable ones.
- Replace larger, old-fashioned lights with energy-efficient mini lights. Save energy by putting your lights on a timer or turning them on only when someone is around to enjoy them.
- Save gift boxes, ribbon, and bows for the next holiday season.



Visit www.888CleanLA.com or call 1(888)CLEAN LA for more information on the Christmas tree recycling guidelines for your area of residence.



Supervisor Antonovich Hosts the 11th Annual Holiday Party for County Foster Children

Los Angeles County Supervisor Michael D. Antonovich hosted the 11th Annual Holiday Party for the County's foster children at Six Flags Magic Mountain in Valencia. Christmas music provided background as caregivers, foster parents and children were greeted with food, presents, holiday cheer, and a free day inside the Amusement Park.

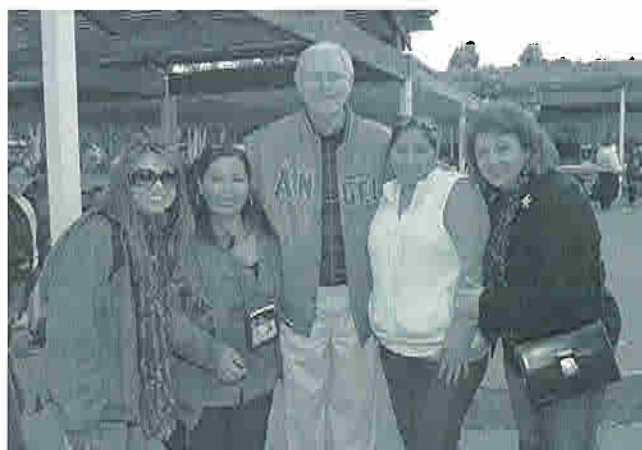
"The holiday season can be difficult for these children and this party really brightens their spirits," said Supervisor Antonovich. "We need families to adopt and provide loving homes for these wonderful children."

There are currently more than 20,000 children in county foster care, with approximately 900 waiting to be adopted. These children are waiting for families to give them the love and support they need with the opportunity to grow up in stable and loving homes.

To adopt a foster child, please call (888) 811-1121.



Supervisor Michael D. Antonovich joins Los Angeles County Firefighters in passing out presents to foster youth



(From left to right) Clara Lee, DCFS; Beverly Vansen, DCFS; Los Angeles County Supervisor Michael D. Antonovich; Arlen Innocente, DCFS; Helen Berberian, Deputy, Supervisor Antonovich's Office

ENRICHING LIVES

continued from page 13

Homeless CalWORKs Families Project (HCFP) Bringing Joy During the Holiday Season!

The HCFP is a collaborative effort between the Los Angeles County Departments of Public Social Services and Mental Health, the Los Angeles Homeless Services Authority, and the Housing Authorities (City and County). The HCFP provides intensive case management for up to 350 families who are receiving CalWORKs, are homeless, and have a mental health issue. Some of the services offered by the HCFP are: emergency shelter, movement to transitional housing, transportation, child care, job and training opportunities, mental health services, assistance with obtaining Section 8 vouchers, assistance with finding permanent housing and DPSS homeless benefits.

Throughout the year, the HCFP staff work diligently to help families remove barriers in order for them to become self sufficient and ultimately move into permanent housing. In keeping with the spirit of the holiday season, each HCFP site (a total of six) will be hosting Christmas celebrations for the families who are enrolled in the project during the month of December. At the holiday celebrations, the families are served a free lunch, participate in fun activities and each family member receives a gift. Santa Claus makes a special appearance to distribute the toys to the children. These holiday celebrations allow families to enjoy the holidays with the HCFP staff and other HCFP families.

All About US

Employees of the County of Los Angeles



LA COUNTY STARS!

September - December Recipients



Service Excellence Award:
Chief Executive Office's
Jane Tsukamoto



Service Excellence Award:
Mental Health's

Long Beach Asian Pacific Mental Health
Program, Adult Psychiatrists Team



*Dr. Ted Tokaji, Dr. Luzminda Lachica,
Dr. Ida Lodriquito*

Service Excellence Award:
Public Social Services'
Restaurant Meals Program for
the Homeless, Elderly and
Disabled Team

*Brenda Silas, Rosueta Rodriguez,
DeLlora Ellis-Gant, Keysa Rancharan,
LaTanya Lee, Sharon Brown*



"To Enrich Lives Through Effective And Caring Service"



Organizational Effectiveness Award:
Mental Health's
Sussan Hivand



Workforce Excellence Award:
Health Services'
EMS Agency - Disaster Management Section



Roel Amara, Candy Arizmendi, Kathy Baker, Gertha Benson, Gary Chambers, Chiyaukaa Archer, Dr. John Celentano, Maricela Corlew, Jim Crabtree, Jerry Crow, Laura Debler, Jim Eads, Kay Fruhwirth, Dolores Hill, Peggy Matthews, Floyd Neal, John Ospital, Steven Rosales, Jackie Rifenburg, Sandra Shields, Dr. Millicent Wilson, Dr. Richard Zoraster



Organizational Effectiveness Award:
Auditor-Controller's
Cindy Lee



Service Excellence Award:
Sheriff's
James Bickel



**Service Excellence Award:
Regional Planning's
Field Offices Team**



Todd Clark, Jaime Cuevas, James Knowles, Uriel Mendoza, Cesar Rincon, Michael Tripp

**Workforce Excellence Award:
Treasurer and Tax Collector's
Unsecured Personal Property Tax Delinquent Accounts Investigators**



Vivian A. Resendez, Billie Towns, Oscar Estrada, Charles M. Amador, David F. Lorenz, James A. Gomez, Yolande Mayers, Jesse R. Solem, Alfonso C. Salazar, Sandra F. James, Robert J. Kelly

Organizational Effectiveness Award:
Child Support Services'
Central Civil West (CCW) Court Check-In System Team



Roy Bradley, Wilford Chin, Barbara Catlow, Morrison Hwang, Dennis Yang, Hong Lim

Service Excellence Award:
Public Library's
Joanna Ward



Organizational Effectiveness Award:
Mental Health's
Norma Fritsche



Fiscal Responsibility Award:
Consolidated Computer Purchase Program Team



Sir Clark (Chief Information Office),
David Hamamoto (Chief Information Office),
Lillian Fong (Internal Services),
Theodore Lo (Internal Services),
Sally Luu (Internal Services),
John Guendling (Public Social Services),
Rudy Rivera (Assessor),
Art Babakhanian (Treasurer and Tax Collector),
Migell Acosta (Public Library),
Sylvia Contreras (Human Resources)

Service Excellence Award:
Public Social Services'
Civil Rights Unit



Gail Esfahaniha, Alma Calvelo, Marjorie Ancla, Jose A. Martinez,
Alfredo Gonzalez, Lula Hill, Kyeong Chang, Lesia Starling, Thanh Nguyen,
Pablo Marin



LA COUNTY STARS! is an exciting new Countywide employee recognition program which replaces the Employee of the Month Program in order to expand the opportunity to recognize and celebrate exceptional achievements of County employees and to promote and reward performance consistent with the organizational goal categories of the Countywide Strategic Plan, Shared Values and Collaboration.

For more information, please contact the Department of Human Resources at (213) 738-2352 or go to the Web site at <http://stars.lacounty.gov/>.

Share It

Holiday Season Safety



The Sheriff's Department and the National Safety Council offers these suggestions to help make your holiday season merry and safe.

Decorations: Wear gloves while decorating with spun glass "angel hair." It can irritate your eyes and skin. A common substitute is non-flammable cotton. Both angel hair and cotton snow are flame retardant when used alone. However, if artificial snow is sprayed onto them, the dried combination will burn rapidly. When spraying artificial snow on windows or other surfaces, be sure to follow directions carefully. These sprays can irritate your lungs if you inhale them.

Fireplaces: You should not try to burn evergreens or wreaths in the fireplace or in a wood stove to dispose of them. They are likely to flare out of control and send flames and smoke into the room. Also, do not burn wrapping paper in the fireplace because it often contains metallic materials which can be toxic if burned.

Candles: Never use lighted candles near trees, boughs, curtains/drapes, or with any potentially flammable item.

Toys and Gifts: Be especially careful when you choose toys for infants or small children. Be sure anything you give them is too big to get caught in the throat, nose or ears. Avoid toys with small parts that can be pulled or broken off. If you are giving toys to several children in one family, consider their age differences and the chances that younger children will want to play with older kids' toys.

Older adults: Select gifts for older adults that are not heavy or awkward to handle. For persons with arthritis, make sure the gift does not require assembly and can be easily opened and closed. Choose books with large type for anyone with vision impairment.

Plants: Small children may think that holiday plants look good enough to eat. But many plants can cause severe stomach problems. Plants to watch out for include: mistletoe, holly berries, Jerusalem cherry, and amaryllis. Keep all of these plants out of children's reach.

Food and Cooking: The holidays often mean preparing large meals for family and friends. Wash hands, utensils, sink, and anything else that has come in contact with raw poultry. Keep in mind that a stuffed bird takes longer to cook. For questions concerning holiday turkey preparation and cooking call the USDA Meat and Poultry Hotline at 1-800-535-4555. Refrigerate or freeze leftovers in covered shallow containers (less than two inches deep) within two hours after cooking. Date the leftovers for future use.

Alcohol, Parties and Driving: Being a smart party host or guest should include being sensible about alcoholic drinks. More than half of all traffic fatalities are alcohol-related. Use designated drivers, people who do not drink, to drive other guests home after a holiday party.

Stress: The holiday season is one of the most stressful times of the year. You can't avoid stress completely, but you can give yourself some relief. Allow enough time to shop rather than hurry through stores and parking lots. Only plan to do a reasonable number of errands. When shopping, make several trips out to the car to drop off packages rather than trying to carry too many items. Take time out for yourself. Relax, read, or enjoy your favorite hobby at your own pace.



Members of the Board

Yvonne B. Burke
Chair of the Board
Second District

Gloria Molina
First District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

Michael J. Henry
Director of Personnel

Sandra Wallace Blaydow
Ombudsman/Community Liaison

John S. Mina
Managing Editor

Simon Y. Lee
Editor

Rehabilitation Provisions

The rules on rehabilitation funding have been revised to incorporate a statutory amendment providing for the addition of significant features, such as elevators, air conditioning, and community space, that could attract non-subsidized tenants.

The statute provides that an owner may not be required to contribute more than 25 percent of the assistance received for the inclusion of such features.

The regulations provide that the required contribution, as proposed by the PAE and approved by HUD, cannot exceed 20 percent of the total cost.

If the restructuring plan includes other additions which the PAE considers significant, the PAE can propose to make those additions subject to the cap on owner contributions. The owner's contribution will generally be 3 percent of the cost of each additional feature, but the PAE may propose a lower or higher contribution, up to 20 percent.

SECTION 8



Planned SEMAP Revisions Will Emphasize Results Over Process; Voucher Rule to Be Rewritten

HUD will propose changes in Section 8 management assessment program (SEMAP) rules to emphasize results over process and will rewrite voucher program rules to give PHAs more flexibility, according to staff members who spoke at the Quadel Consulting Corporation voucher conference in Washington.

HUD also plans to streamline reporting requirements in the voucher management system (VMS) in coming months, they said.

Also at the conference, Orlando J. Cabrera, HUD assistant secretary for public and Indian housing, announced that he will resign effective January 4, but gave no details about his future plans. Cabrera has served as assistant secretary since November 2005. In another HUD personnel change, Danielle Bastrache was recently appointed as the career staff person directly responsible for the voucher program.

New SEMAP Rule

The new SEMAP rule has been in the works for some time, but has been delayed by HUD personnel changes and the need to work on implementing the disaster housing assistance program (DHAP). Daily program management has been turned over to a contractor, allowing HUD to work on program administration, said Michael S. Dennis of the Office of Public and Indian Housing.

The SEMAP regulation will reduce what program critics believe is an excessive reliance on PHA self-certification of indicators, said Dennis. The revised rule will measure the quality of housing units, whether eligible families are being served, and whether subsidy calculations are accurate, he said.

Dennis said that a revised SEMAP also will examine the general condition of the PHA administering Section 8 vouchers because it can adversely affect program admin-

istration, regardless of whether other indicators such as rent reasonableness are met. SEMAP also should emphasize accuracy of data and recordkeeping since HUD makes many decisions based on SEMAP results, he said.

Voucher Regulations

Dennis said that HUD plans to rewrite the voucher regulations to make the program less administratively burdensome and give PHAs additional flexibility. HUD also plans to remove references to certificates and the transition of certificates to the voucher program along with other obsolete items, he said.

Dennis asked individual PHAs to make recommendations for Section 8 program improvements, and he said that HUD is continuing its series of Section 8 forums to gather further information for a proposed rule.

Dennis also said that the HUD Office of Policy Development and Research is in the early stages of contracting for a Section 8 administrative fee cost study.

"We want to get a handle on what are the actual costs to administer a well-run voucher program," he said. The last study, completed in the 1990s, has become obsolete and also was not comprehensive, he added.

Dennis also said that HUD plans to issue new Section 8 moderate rehabilitation guidance on contract renewals and rents.

A revised VMS that eliminates many reporting items will be available in December or January, said Bernice C. Unland, director of the HUD Financial Management Center. Unland said the reporting system will be more user-friendly and will have a new capacity to make changes to previous quarterly data.

TAXATION

Senate Fails to Act on Tax Bill With NMTC, Other Extenders

The Senate failed to act on a House-passed tax extender bill (H.R. 3996) that includes a one-year extension of the New Markets tax credit (NMTC) program, along with other housing and development provisions, before leaving for the Thanksgiving recess.

The key provision of the legislation is an extension of alternative minimum tax (AMT) relief to prevent millions of additional taxpayers from being hit by the AMT in 2007.

The House-passed bill includes tax increases to pay for the AMT provision, but Republicans are opposed to the increases. (For background, see *Current Developments*, Vol. 35, No. CD-22, p. 676.)

Accordingly, when Majority Leader Harry Reid (D-Nev.) attempted to take up the House-passed measure on November 15 under a unanimous consent request intended to block amendments, Senate Minority Leader Mitch McConnell (R-Ky.) objected.

Reid then objected to a unanimous consent request by McConnell that would have opened the bill to amendments.

With everyone agreeing on the need for AMT relief,

IDEAS AND TRENDS

REAL ESTATE

Markets Face Downside Risk in 2008; Housing Slump Threatens Economy, According to Emerging Trends Report

Real estate markets face their greatest downside risk in almost two decades in 2008, and the housing collapse threatens the overall economy, according to the annual report on emerging trends in real estate.

The report, based on survey responses and interviews with more than 600 real estate experts, is a joint undertaking of the Urban Land Institute (ULI) and PricewaterhouseCoopers.

On the housing side, the report cites the oversupply of homes and condominiums, falling prices, and rising delinquencies, defaults, and foreclosures.

"Subprime borrowers are merely the leading edge," it says. "Lowered home values and higher mortgage rates will raise refinancing hurdles for everyone. Home prices may drop further once motivated owners put their houses up for sale and foreclosure auctions increase."

On the other hand, the report adds, multifamily investors should benefit from this situation as the number of renters increases, boosting leasing rates.

Impact on Economy

According to the report, the weakness in housing could spread to the overall economy because of the potential impact on consumer spending.

"Since 2001, consumers have driven the economy, fed by skyrocketing home values," the report explains. "Now, sinking house prices and higher monthly mortgage payments threaten to torpedo consumer spending."

Nevertheless, most interviewees expect the economy to weather the housing problems, helped by rising business activity overseas and exports.

Uncertainty in Markets

Looking to the challenges facing real estate next year, the report notes that "a dose of fear has slapped a necessary sense of reality back into investors, maybe not a moment too soon."

In addition to the overall economy, the report says industry participants need to get a handle on supply/demand fundamentals and capital flows in order to navigate the market uncertainty.

"Except for apartments, upward pressure on occupancies and rents has peaked, although supply/demand remains in reasonably good balance across all sectors," the report says.

Any additions to the supply of commercial real estate will be held down by market conditions, it adds. "Devel-

opment costs continue to spiral upward, and capital players generally will be less inclined to fund new projects in a more risk-adverse credit environment," the report says.

The report notes that the flow of global capital into real estate was facilitated by Wall Street securitization of debt instruments. Going forward, it says, fixed-income investors will become more "rational" and lenders will tighten underwriting standards, pushing up the cost of debt, though cash purchasers may cushion market declines.

"Investment bankers and private equity players, who benefited from fee bonanzas and a long run of superior returns, may take a few lumps and will shift gears to more culture-oriented investing," the report says.

Market Sectors

Analyzing different market sectors, the report says apartments and industrial properties will be the favored investment categories.

On a scale of 1 (abysmal) to 9 (excellent), survey respondents rated industrial/distribution properties at 6.03 for investment prospects and 6.14 for development prospects, while apartments were rated 5.94 for investment and 6.22 for development.

The investment and development ratings for other sectors are as follows: office, 5.78, 5.76; hotels, 5.78, 5.68; retail, 5.42, 5.43; and residential for-sale, 4.29, 4.02.

In addition, certain niche categories have relatively high ratings, including medical office buildings, 6.15 for investment and 6.38 for development; urban mixed-use properties, 6.09, 6.40; and seniors housing, 6.05, 6.25.

Respondents expect capitalization rates to rise 25 to 50 basis points in 2008, and unleveraged internal rates of return are expected to range from 10.76 percent for limited-service hotels down to 8.59 percent for regional malls.

Looking at specific markets, the report sees strength in 24-hour coastal gateway cities, with New York rising above all others. "Now, the ultimate American 24-hour city rises to a new standing, joining London in a higher circle of predominant global real estate markets," the report says.

SECTION 8

Project-Based Vouchers Used To Boost Utilization in Tight Market, Develop Supportive Housing Units

SAN DIEGO — (By an HDR Staff Reporter) — Housing authorities can improve their Section 8 voucher utilization in tight rental markets and expand supportive housing through the use of project-based vouchers (PBVs), said Tony Ucciferri, Section 8 program administrator for the

San Francisco Housing Authority (SFHA), who spoke at the National Association of Housing and Redevelopment Officials (NAHRO) annual conference.

Ucciferri said PBVs may also be used to improve access to opportunity-rich neighborhoods as part of a PHA's deconcentration policy. In addition, he said that project-based vouchers can be used to encourage housing production in redevelopment areas.

Ucciferri said the SFHA's utilization rate slipped to 73 percent a few years ago before the agency began project-basing vouchers. Now the SFHA has done 23 deals with nearly 800 project-based voucher units and anticipates reaching 1,400 project-based units in the near future.

Locking In Units

Using project-based vouchers, a housing authority can lock in available units for an initial 10-year term. For owners, the incentive is the security of a long-term contract in a potentially changing market, as well as the possibility of higher rents at the start of a contract and increases during the contract term, depending on circumstances, said Ucciferri.

In a rent controlled market like San Francisco, a landlord can get a substantial increase in rent while the tenant generally pays 30 percent of income. The owner, which in San Francisco is typically a nonprofit housing provider, can use the additional income to rehabilitate the property or build additional units, he said.

Ucciferri said that keeping a separate PBV waiting list may be necessary if the regular voucher list is closed. Separate PBV lists can be kept for one or more projects. The owner can refer applicants to the PHA, and the final selection is made by the owner from names provided from the list. Eligible in-place tenants of existing housing units must be given a project-based voucher, he noted.

PHA, Administrative Plans

PHAs must include their intent to use project-based vouchers in the PHA plan and the Section 8 administrative plan, said Ucciferri. A PHA must describe the reason for using PBVs, the projected number, advertising and selection policies, and the scoring system for selection. "You don't have to reinvent the wheel," he said, suggesting that a PHA new to project-basing contact another agency that has experience with the program.

Ucciferri said that PHAs must be careful in selecting units according to the criteria in the plans. Some PHAs have run into problems after annual audit findings that found the criteria were not followed, he said. He advised making sure that environmental and subsidy layering reviews along with any other third-party reviews are properly conducted.

PHAs should carefully manage their budget to have the units and funds available when required, Ucciferri said. "When funding is reduced, you don't have to cut back on the project-based units but don't add more," he said. "Pay close attention to your voucher allocation."

Helping Tenants

Tenants benefit from project-based vouchers, according to Ucciferri, because during the 10-year contract term,

they have no risk of losing their housing unit due to an owner's decision not to accept Section 8.

In addition, PBV housing often is of higher quality with more services, at least in supportive housing, Ucciferri said.

The SFHA insists on supportive services being provided in PBV buildings. "The services keep the families engaged and housed in these units," he said. "The nonprofits we work with are also service providers with a definite interest in making sure families succeed. So this is a really good partnership."

HUD PROGRAMS

Department Met 84.9 Percent of Performance Indicators in 2007

HUD met 84.9 percent of its performance indicators in fiscal 2007, down from 89.7 percent in 2006, according to the department's annual performance report.

The indicators relate to performance in achieving HUD's six strategic goals: increase homeownership opportunities; promote decent affordable housing; strengthen communities; ensure equal opportunity in housing; embrace high standards of ethics, management, and accountability; and promote participation of faith-based and community organizations.

The department attributed the drop in the percentage of performance indicators met to the downturn in the economy as it has affected the housing industry, as well as a relative reduction in funding available for program monitoring, assistance, enforcement, and information technology system improvements.

For selected measures, which measure mission-critical activities, the percent of indicators met declined from 96 to 78 percent.

Homeownership Indicators

After falling from 997,000 in fiscal 2004 to 502,000 in 2006, the number of FHA single-family mortgage insurance endorsements rose to 532,000 in 2007, an increase attributed by HUD primarily to the collapse of the subprime mortgage market.

"FHA continued the favorable trend of first-time home buyers making up a larger percentage of FHA's single-family endorsements," the report says. "Also significant is the share of first-time minority home buyers among all first-time buyers."

First-time buyers accounted for 79.5 percent of the home-purchase endorsements, above the goal of 71.0 percent, while first-time minority buyers were 33.0 percent of all first-time buyers, compared with the goal of 35.0 percent.

Although the minority goal wasn't met, the report says, the actual number of minority first-time buyers rose 10.6 percent in fiscal 2007.

In addition, 53.0 percent of the clients who received pre-purchase counseling purchased a home or became mortgage-ready within 90 days, exceeding the goal of 30.0 percent, and 94.7 percent of the mortgagors seeking help with resolving or preventing delinquencies success-

FINANCE, MANAGEMENT AND DEVELOPMENT

MORTGAGE FINANCE

Republicans Block Senate Action On FHA Modernization Legislation

Republicans blocked Senate action on FHA modernization legislation (S. 2338) on November 15, contending that more time was needed to consider the bill.

The Senate Banking Committee approved the bill on September 19, but the measure wasn't formally reported out of committee until November 13.

Senate Majority Leader Harry Reid (D-Nev.) proposed a unanimous consent request under which the Senate would have passed the bill without amendment, but withdrew the request because of Republican opposition.

"What a shame that there is an objection to a bill that passed the House overwhelmingly, came out of committee over here on a vote of 20 to 1, and now there is an objection to it," Reid said. "That is really too bad."

However, Sen. Tom Coburn (R-Okla.) criticized the procedure that would have barred amendments to the bill.

"This bill addresses a very delicate and complicated area of housing policy on which we cannot afford to make mistakes," Coburn said.

Mortgage Limits

As approved by the Banking Committee, the bill would raise the basic FHA home mortgage limit from 95 to 100 percent of the area median home price. It would also raise the floor and ceiling limits from 48 and 87 percent of the government-sponsored enterprise (GSE) conforming loan limit to 65 and 100 percent, respectively.

In addition, the bill would reduce the minimum cash investment for an FHA-financed home from 3 to 1.5 percent and simplify the calculation. The bill would allow family members to contribute to the required cash investment, but prohibit contributions from seller-funded down payment entities.

The bill would also raise the basic limit on up-front mortgage insurance premiums (MIPs) from 2.25 to 3.0 percent of the insured loan balance and raise the limit for first-time home buyers who receive homeownership counseling from 2.0 to 2.75 percent.

In addition, the bill would clear the way for condominium unit financing under Section 203 and provide that condos could be in the form of manufactured housing units. It would also allow FHA Title II financing of manufactured homes, even if they aren't taxed as real property.

Manufactured Housing

The legislation would also make changes to the FHA Title I manufactured housing program that are intended to make the program work more like Title II financing.

The bill would change the mortgage insurance structure from a portfolio system to loan-by-loan insurance, like Title II, while retaining the 10 percent lender coin-insurance.

Title I manufactured home loan limits would be increased to \$25,090 for repairs, \$69,678 for homes, \$23,226 for lots, and \$92,904 for homes and lots.

The up-front MIP would be increased from 1 to 2.25 percent, and the maximum annual premium would be 1 percent.

FHA-financed manufactured homes could be placed in manufactured home communities only if the community provides a lease with a minimum term of three years that is renewable for successive one-year terms.

Other Provisions

Other provisions in the bill would remove the cap on the aggregate number of home equity conversion mortgages (HECMs), provide a uniform national HECM loan limit equal to the GSE conforming loan limit, limit the origination fee on HECMs to 1.5 percent, and allow HECMs to be used in cooperatives and for home purchases, if the home will be the borrower's primary residence.

The bill would also require HUD, in consultation with the industry and other interested parties, to develop and implement a plan to improve FHA's loss mitigation procedures.

In addition, the bill would expand eligibility for post-purchase counseling to families who experience a significant drop in income or increase in living expenses; create a new pre-purchase counseling demonstration program; prohibit increases in multifamily MIPs above the fiscal 2006 levels through fiscal 2009, except to cover increases in expected losses; raise the cap on energy-efficient mortgages; and require HUD to carry out a pilot program to establish an automated process for providing alternative credit rating information for borrowers who lack credit histories.

AFFORDABLE HOUSING

NAHRO President Views Funding As Top Issue Affecting Communities Seeking to Meet Housing Needs

Renee Rooker, the new president of the National Association of Housing and Redevelopment Officials (NAHRO), in an interview with HDR said that adequate funding of housing and community development continues to be the leading issue for the organization.

Other major concerns are HUD regulatory reform, creation of a national housing trust fund that would help the lowest-income families, and Section 8 voucher reform, she said.

As executive director of the Walla Walla, Wash., Housing Authority, Rooker has witnessed a widening gap in family incomes in the community, she said. "We have diversified the portfolio and really worked in the community to address housing needs," she said, "but there's a real disparity between the haves and have nots."

During Rooker's 16 years with the housing authority, its portfolio has expanded from 84 public housing units and 10 Section 8 certificates. Today's portfolio includes 700 Section 8 vouchers, housing built and rehabilitated with bond financing and low-income housing tax credits, and HOME tenant-based assistance. The housing authority also recently completed a homeownership initiative.

Walla Walla's economy is driven by tourism and the wine industry, along with forestry. A significant number of retirees have moved into town, pushing up the price of housing. "It is a huge issue to the point that housing prices have generated a lot of local conversation you don't see in rural communities," said Rooker. The Chamber of Commerce has also gotten actively involved in housing as affordability affects the workforce, she said.

Funding Problems

Funding problems have seriously undermined the ability of housing authorities to maintain their public housing, resulting in some communities opting out of the program, Rooker noted. She said that this will become a larger trend if the funding situation does not change. Rooker also said she is alarmed that HUD at times seems to be encouraging housing authorities to demolish or dispose of public housing.

Public housing helps the lowest-income families, she noted. "Nothing reaches that deep," she added. "You can project-base Section 8 vouchers, but you can only do so much of that. You have to have subsidy committed over the long haul."

While there are also funding issues with other programs, such as community development block grants and HOPE VI, Rooker said, the most pressing issue right now is funding for Section 8 project-based assistance. Rooker said that if adequate funds for Section 8 contracts aren't found, "I am afraid we are going to lose more housing units we can't afford to lose."

Asset Management

HUD could help housing authorities operate their public housing by providing more flexibility in its asset management requirements, said Rooker. "My housing authority has been doing asset management since I have been here, but it is not in the same vein as what HUD is implementing," she said. "We have a mission, and we see ourselves as more than property managers."

As it exists now, HUD asset management is adding to the pressure for PHAs to opt out of the public housing program, she said. "Their stock has become so deteriorated, so costly to run, and then with this additional regulatory environment with HUD, we have housing authorities opting out," Rooker said. "They are hoping to leverage the dollars from those properties to create new units that will be a better asset."

Rooker said that dozens of housing agencies seeking regulatory and financial flexibility want to get into the Housing Improvement Program (HIP), the extension of the Moving-to-Work program included in the House-passed Section 8 reform bill (H.R. 1851). "People have been able to do interesting and innovative things with MTW," said Rooker.

There is no HIP counterpart in a Senate draft Section 8 bill.

Housing Legislation

Rooker said NAHRO hopes to have Section 8 reform legislation enacted next year. NAHRO has worked for several years on improving the Section 8 voucher program, she noted, and the legislation would improve assistance to families, simplifying the program and making it easier to administer.

Rooker said that NAHRO will also be working hard to get national housing trust fund legislation (H.R. 2895) passed through the Senate and enacted into law.

"From my perspective, we haven't had a true housing production program since public housing went away in the 1980s," she said. "We have had the low-income housing tax credit, but that hasn't kept up with the demand for production and it doesn't go deep enough to help low incomes. If we are going to have a strong, stable economy, then housing matters."

MORTGAGE FINANCE

Fannie Mae-Freddie Mac Loan Limits Won't Change in 2008

The Fannie Mae-Freddie Mac conforming one-family loan limit will remain at \$417,000 in 2008, the Office of Federal Housing Enterprise Oversight (OFHEO), announced on November 27.

The limits will also remain at \$533,850, \$645,300, and \$801,950 for two-, three-, and four-unit mortgages, respectively. The second mortgage limit, which is 50 percent of the one-family limit, will stay at \$208,500. All limits are 50 percent higher in Alaska, Hawaii, Guam, and the U.S. Virgin Islands.

The OFHEO announcement was made after the Federal Housing Finance Board (FHFB) reported that the average house price in its monthly interest rate survey for October was \$295,573, down \$10,685, or 3.49 percent, from the October 2006 average of \$306,258.

By law, changes in the conforming loan limits are based on October-to-October price changes in the FHFB survey.

Guidance on Changes

In October, OFHEO published proposed guidance on procedures for changing the conforming loan limit, and it announced at that time that the limit would not be reduced in 2008, regardless of the results of the October FHFB survey.

The guidance also provides for a one-year deferral of the impact of any decrease in the average price. The conforming loan limit wouldn't be reduced until the cumulative price decline, excluding any deferred amount, exceeds

COURTS

SECTION 8

Action to Compel HUD to Continue Payments Belongs in Claims Court

An apartment owner's motion for declaratory judgment to force HUD to continue making Section 8 payments under a housing assistance payments (HAP) contract is really an action for money damages and belongs in the U.S. Court of Federal Claims under the Tucker Act, ruled the U.S. District Court for the Western District of Oklahoma. (*Normandy Apartments v. HUD*, No. Civ-07-1161-R, 2007 WL 3232610 (W.D. Okla.), November 1, 2007)

Plaintiff Normandy Apartments, Ltd. moved for a preliminary injunction against HUD, claiming that the department breached the HAP contract by failing to inspect, send proper notices, allow it to correct deficiencies, and consider plaintiff's timely request for an adjustment of its REAC physical condition score and for notifying Normandy that HUD was terminating the Section 8 rent assistance payments as of November 1, 2007. Normandy also sought a judgment that it was entitled to continue to receive HAP payments.

The court explained that plaintiff's claims are founded on an express contract with the United States and HUD regulations. Although the plaintiff expressly sought injunctive relief, the court said it really is seeking money from the federal government — continued Section 8 payments amounting to more than \$100,000 per month prospectively. This amount exceeds the \$10,000 threshold for Tucker Act cases. Accordingly, the court concluded that it lacks subject matter jurisdiction over this case, which lies exclusively in the U.S. Court of Federal Claims.

Jurisdictional Issue

Plaintiff argued that the court had jurisdiction pursuant to the 28 U.S.C. Section 1331 and that the Administrative Procedure Act (APA) waives the government's sovereign immunity. The court explained that the Tenth Circuit eliminated ambiguities about how a claim for "declaratory or injunctive relief seeking prospective performance of the government's obligation to pay money under a contract should be characterized for purposes of determining whether a district court or the Court of Federal Claims has jurisdiction."

In *Robbins v. U.S. Bureau of Land Management*, 438 F.3d 1074 (2006), the Tenth Circuit held that the APA does not waive sovereign immunity for claims that arise out of a contract and seek specific performance of the contract as relief.

Based on *Robbins*, the court concluded that it does not have jurisdiction in this case and denied plaintiff's motion for preliminary injunction.

Merits of Claim

The court also decided to comment on the merits of the

injunction. Even if the jurisdictional issues were resolved in the plaintiff's favor, the court concluded that the prerequisites of a preliminary injunction are not present in this case. Normandy must show that it will suffer irreparable injury if the court does not issue the injunction; the injury outweighs damage to HUD; the injunction is not contrary to the public interest; and Normandy has a likelihood of success on the merits.

Plaintiff claimed that if HUD cuts off its Section 8 payments, it will be unable to make its mortgage payments, default on its mortgage, and may be forced into bankruptcy. The court said plaintiff did not begin to make such a showing, since it did not present any evidence about the financial condition of Normandy or its general partner, R.C. Cunningham, or whether Cunningham could sustain Normandy without the HAP payments.

Plaintiff's monthly mortgage payments are about \$27,000, and plaintiff will receive a portion of its usual income in the form of vouchers issued directly to its tenants. The court also noted that Normandy has substantial equity in the property and Cunningham has substantial financial resources. The court acknowledged that cutting off Section 8 payments will cause substantial economic consequences, but it was not persuaded that it would cause the type of injury that would support a preliminary injunction.

In determining irreparable injury, the court says it does not use a specific formula, but it must consider whether money damages would provide an adequate remedy for Normandy. The plaintiff could potentially lose monthly revenues from the HAP contract and might suffer consequential losses if the pending contract for sale of the facility falls through due to loss of HUD funding.

The court concluded that plaintiff did not establish the necessary irreparable injury for an injunction, even if the jurisdictional issues were resolved in its favor.

SECTION 8

Voucher Holder Challenging Termination Can Pursue Claim for Declaratory, Injunctive Relief

A Section 8 voucher holder challenging a termination action by the Seattle Housing Authority (SHA) can pursue a claim for declaratory judgment and injunctive relief, according to the U.S. District Court for the Western District of Washington at Seattle. (*Hendrix v. Seattle Housing Authority*, No. C07-657MJB, 2007 WL 3357715 (W.D. Wash.), November 9, 2007)

Defendant Seattle Housing Authority (SHA) notified plaintiff Tina Hendrix that it intended to terminate her Section 8 assistance for failure to provide required information and consistently misrepresenting the facts concerning her family size and income.

The procedure for appealing a preliminary termination decision, which is contained in the SHA's Housing Choice Voucher Administrative Plan, involves an informal administrative hearing presided over by a hearing officer (a non-lawyer appointed by the SHA) at which the agency and the voucher holder may present documents and witnesses. Evidentiary rules are not observed, and arguments challenging the legality of the SHA's decision may not be presented.

Following the proceeding, the hearing officer issues a written decision outlining the evidence presented and the findings in favor of one side or the other. The final determination is made on a "preponderance of the evidence" standard.

Practices Challenged

Hendrix requested an informal hearing, and she also filed this action alleging that a number of practices of the SHA or the hearing officers are either violations of HUD regulations or unconstitutional denials of due process. The court previously issued a preliminary injunction to halt further termination proceedings pending the outcome of this litigation.

Specifically, Hendrix claimed that hearing officers are upholding terminations without deciding material factual disputes; that hearing officers' decisions are based on a "sufficient evidence" standard, rather than the "preponderance of evidence" standard required by the SHA and HUD regulations; that hearing officers are improperly refusing to consider relevant legal arguments or defenses; and that hearing officers lack the proper skills and training to adjudicate termination disputes.

Plaintiff sought a writ of prohibition pursuant to Washington state law, RCW 7.16.290, or, alternatively, a declaratory judgment and permanent injunction pursuant to RCW 7.24 et seq. and RCW 7.4 et seq. The defendant requested dismissal of both claims pursuant to Rule 12(b)(6) of the Federal Rules of Civil Procedure.

Writ of Prohibition

Under Washington law, a writ of prohibition can be issued to stop the proceedings of an agency which is acting without or in excess of its jurisdiction.

In this case, the court said, the plaintiff's claims are not properly brought under this provision of the law because the SHA has jurisdiction over the Section 8 program, including the eligibility of applicants and participants.

"Because she has not shown that SHA is acting outside its authority," the court said, "Plaintiff can allege no set of facts under which she would be entitled to a writ of prohibition. Therefore, that claim will be dismissed."

Declaratory Judgment, Injunction

Turning to the claim for a declaratory judgment and permanent injunction, the court found none of the SHA's arguments for dismissal to be persuasive.

The court first rejected the argument for dismissal based on failure to exhaust administrative remedies. The court noted that such a requirement is not absolute and has been abrogated in cases where a claim, though concern-

ing an area of administrative regulation, is essentially a request for a declaration of legal rights.

"In this case, the essence of Plaintiff's claim is the inadequacy of the administrative remedy (i.e., that this administrative remedy is not adequate to afford the relief sought) and the possible violation of her right to due process by the administrative agency in question," the court explained. "Under those circumstances, the Court finds that exhaustion of an administrative remedy is not a prerequisite to bringing a lawsuit."

The SHA also challenged on their merit Hendrix's claims that its policies and practices do not follow the requirements of HUD regulations and that, even if the regulations are followed, the agency's informal hearing process is constitutionally defective for failure to provide due process.

On the first point, the court agreed with the SHA that the informal hearing requirements basically restate the HUD regulations. Nevertheless, it said the plaintiff's action survives the motion to dismiss because of her claims that in practice, the hearing officers don't follow the SHA/ HUD requirements.

Due Process Claim

Considering the constitutional argument, the court noted that the rights at issue were spelled out by the Supreme Court in *Goldberg v. Kelly*, 397 U.S. 254 (1970), in which the Court held that government cannot terminate welfare benefits without providing a minimum level of due process.

Under *Goldberg*, the court said, an informal hearing alone won't satisfy the due process requirement. "Instead," the court explained, "*Goldberg* clearly contemplates a 'full administrative review' which affords greater procedural rights, rights akin to the 'quasi-judicial proceeding' that Plaintiff seeks here."

The plaintiff pointed out that under the SHA procedures, she is not permitted to present legal arguments at the informal hearing that might constitute a defense to the facts the SHA has found to require termination.

While the court agreed with the defendant that *Goldberg* might allow this type of limitation on a pre-termination hearing, it said such a limitation could be permitted only if a post-termination proceeding allowed a full airing of all arguments. In this case, the SHA provides no such proceeding.

The court also said the plaintiff's allegations about the lack of qualifications of the SHA hearing officers may have merit in the due process context, even though HUD regulations don't require legal knowledge in any area other than Section 8.

The court denied the motion to dismiss the claim for declaratory and injunctive relief.

MORTGAGE FINANCE

Builder Didn't Violate RESPA by Offering Settlement Services Discount

A home builder's offer of a discount on settlement services that was conditioned on the use of an affiliated

Burke's departure sets up battle

POLITICS: Rare opening on Board of Supervisors promises a "humdinger" of a race that could alter the power base.

By Troy Anderson
Staff Writer

For the first time in more than a decade, a high-stakes race is under way for a seat on the Los Angeles County Board of Supervisors in an election that could significantly reshape the region's longtime political

power base.

While it's months before voters hit the polls, Los Angeles City Councilman Bernard Parks and state Sen. Mark Ridley-Thomas have launched what are widely expected to be fierce campaigns for the Second District seat held by Yvonne Brathwaite Burke.

Burke, who represents a district of 2 million people stretching from the Hollywood Freeway to Carson and Marina del Rey to Lynwood, has announced her retirement.

The primary election is June 3.

The race is the first highly competitive contest for the Board of Supervisors since Burke battled U.S. Rep. Diane Watson in a bitter 1992 campaign to succeed the late Supervisor Kenneth Hahn.

"It's going to be a humdinger," said Jaime Regalado, executive director of the Pat Brown Institute of Public Affairs at California State University, Los Angeles. "We don't know who else is going to be in the race, but these are the two headlines who are probably scaring everyone else away."

Political observers had speculated that Rep. Maxine Waters — a longtime friend of Burke who represents much of the same

South Bay turf — might seek the seat, but she announced last month she would not. The deadline to file to run in the election is March 7.

But Parks, 64, and Ridley-Thomas, 53, have already begun raising money and the Los Angeles County Federation of Labor is convening today — about three months earlier than usual — to announce its endorsement for supervisor.

The election comes in a politically charged year in which 350,000 workers will renegotiate their contracts — the largest

number in the history of the Los Angeles labor movement.

"It's historic because the last time there was an open seat was in 1992," said Maria Elena Durazo, secretary-treasurer of the federation, which represents about 800,000 workers, including 200,000 county employees and home-care workers.

"It's a very important race. And that's why the unions are evaluating the two candidates so early because there is so much at stake."

Another issue is whether the shuttered emergency room at Martin Luther King Jr./Harbor Hospital will be reopened.

Perhaps even more significantly, the race stands to reshape the balance of power among the nation's most influential Board of Supervisors, which represents 10 million people and whose members are now limited to three terms in office.

Since Burke was elected in 1992, the three Democrats on the board — Zev Yaroslavsky, Gloria Molina and Burke — have generally banded together, often voting as a bloc on controversial issues and overpowering the two Republicans, Supervisors Mike Antonovich and Don Knabe.

But political analysts say that would shift significantly if Parks — who is viewed as a moderate to conservative Democrat — is elected.

"This is a pivotal seat in that whichever way the person who wins it leans will make up a majority of the voters, either on the liberal side or the conservative side of the board," Regalado said.

"Yvonne has almost always been considered on the liberal side. But Bernie is much more conservative, both on the fiscal issues, labor-management issues and issues about community investment and victimization."

Since serving as chief of the Los Angeles Police Department and winning a City Council seat in 2003, Parks has been anti-crime and business-oriented, said Bob Stern, president of the Center for Governmental Studies.

"He would tend to possibly vote with Antonovich and Knabe at times, whereas Ridley-Thomas would traditionally be with Molina and Yaroslavsky," Stern said. "So (Parks) in a sense could be a swing vote on the board."

With the high stakes, campaign machines for Parks and Ridley-Thomas are gearing up to begin raising the maximum \$1.5 million in \$1,000 contributions for the primary.

Any candidate who receives more than 50 percent of the vote in June will win; otherwise the candidates will duke it out on the Nov. 4 presidential election ballot.

"The stakes are huge," Regalado said. "They are huge on the business side, who see Bernie primarily as their champion. I think they see Bernie as even more business-friendly than Yvonne was."

"And on the other side, Mark is regarded as the champion of labor. In some ways, this will be the classic labor vs. business race."

Ridley-Thomas, who has a doctorate in social ethics and policy analysis from USC, started out as a high school teacher and spent a decade as executive director of the Southern Christian Leadership Conference founded by Martin Luther King Jr.

First elected to the City Council in 1991, he served a dozen years there and was elected to the state Assembly and to the Senate in 2006.



Sen. Mark Ridley-Thomas would quit Sacramento.



Bernard Parks would leave the L.A. City Council.

As

Parks, who has a master's degree in public administration from USC, spent 38 years with the LAPD and rose through the ranks to become chief in 1997, serving until 2002.

Burke said the outcome of the race is key as the county faces a variety of issues including a public health system strained by the closure of public and private hospitals, a worsening housing crisis, a stressed social services system, declining tax revenues and potential state funding cuts.

Jack Pitney, a professor of government at Claremont McKenna College, said the supervisors' race gives voters a rare opportunity to significantly influence the future.

"It's important for people to have a choice," Pitney said. "Competition is at the very heart of democracy and that's especially true for supervisorial elections because county government is so large and the districts are bigger than a lot of states."

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2 OF 2

As

Section 8 renters face termination

*This story appeared in the Antelope Valley Press
Thursday, December 13, 2007.*

By VERONICA ROCHA
Valley Press Staff Writer

PALMDALE - Four Section 8 recipients will be recommended for termination from the rental subsidy voucher program after sheriff's deputies and investigators issued due diligence warrants to search their homes Wednesday.

Inside one of the four homes, sheriff's deputies found eight bags of marijuana, the equivalent of six ounces; equipment to cultivate marijuana, including heat lamps, ducts and pots; and a bag of marijuana seeds, said Deputy Ted Knott of the Palmdale Sheriff's Station's Community Oriented Policing Unit.

"It looked like they were either starting or ending marijuana cultivation," he said.

A mother and daughter lived inside the home in the 38700 block of Glenbush Avenue, just south of Avenue Q, he said.

The daughter was placed under arrest on suspicion of marijuana cultivation and sales, he said.

Another Section 8 recipient was recommended for termination after narcotics paraphernalia - a probation violation for the home's resident - was found inside the home, Knott said.

"The people we suggested for termination were taking advantage of the system," he said.

Palmdale code enforcement officers, building and safety personnel, Section 8 investigators and sheriff's deputies issued warrants to search eight Section 8 homes in the areas of 30th and 40th streets east and Avenue Q and Palmdale Boulevard, Knott said.

The Department of Children and Family Services likely will return to two homes where signs of child neglect were found, he said.

vrocha@avpress.com

Bobbette Glover

From: Natalia Macias
Sent: Thursday, December 13, 2007 11:58 AM
To: Bobbette Glover; Carlos Jackson; Elisa Vasquez; Esther Keosababian; Lynna Ochoa; Marcie Miranda; Margarita Lares Herrera; Marie Quon; Richard Martinez
Cc: IGR/PI
Subject: CLPHA ALERT

Contact Your House Member and Senators**Take Action!****HUD Appropriation Threatened**

Time is of the essence. Please call your member of congress or senator immediately concerning the omnibus appropriations bill. Here's the background:

It appears that the House and Senate leadership are prepared to capitulate to the President's threats regarding the omnibus appropriations bill. The president has said he will veto any legislation that goes beyond his budget request. While the situation is extremely fluid, this could mean a return to the administration's dismally low request for Public Housing and Section 8. There is some prospect, however, that while agreeing to the president's topline numbers, the House and Senate would adjust priorities within the different appropriations accounts.

The message: Tell your member of Congress and Senators to hold firm on what they agreed to in the recent Conference Report on Public Housing and Section 8. Cuts in these programs, which have faced *severe* underfunding for nearly a decade, will have an immediate negative effect on your operations and the people you serve. This will affect basic services to current residents, while virtually none of the elderly, disabled and families on our waiting lists will be served anytime in the near future.

Call (Capitol Building switchboard: 202-224-3121) your member of Congress or senator immediately!

If you no longer wish to receive e-mail from us, please click [here](#).

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December 13, 2007

The Honorable John W. Olver
Chairman
Subcommittee on Transportation, Housing and Urban Development
and Related Agencies
Committee on Appropriations
2358 Rayburn House Office Building
Washington, DC 20515

Dear Mr. Chairman:

We are writing in regards to recent alarming reports about the current appropriations negotiations for an omnibus funding bill for FY2008 which would include funding for public housing programs.

We understand Congress is likely to agree to the President's spending levels which are woefully inadequate for our programs. We urge you to maintain the funding levels agreed to during the Appropriations Conference Committee negotiations on the FY2008 HUD budget which you worked so hard to achieve.

Over the years, public housing has suffered devastating cuts to its programs, placing at risk one of the few affordable housing alternatives for extremely low-income families, seniors, disabled persons and children. For instance, the public housing operating fund in FY2008 is already slated for an 84 percent funding proration and any further reduction will seriously cripple the ability of housing authorities to provide needed housing to an already vulnerable population.

Specifically, it is critical that the final appropriations bill maintains:

- \$4.2 billion for the Public Housing Operating Fund;
- \$2.439 billion for the Public Housing Capital Fund;
- \$120 million for HOPE VI and reauthorization of the program for an additional year;
- \$14.694 billion for the renewal of Section 8 tenant-based contracts;
- \$1.351 billion for Housing Choice Voucher administrative fees; and
- Language to improve the Section 8 formula by using leasing and cost data from the most recent fiscal year using the 2008 annual adjustment factor (with certain exceptions).

We also urge you to preserve the legislative language prohibiting HUD from imposing any guideline or requirement relating to asset management that restricts or limits the use of capital funds for central office costs, up to the limits established in QWHRA, and allow public housing authorities which own or operate 400 or fewer units to opt out of asset management requirements.

Thank you for your consideration, and we look forward to continuing to work with you as the FY2008 appropriations process advances.

Sincerely,



Sunia Zatterman,
Executive Director
Council of Large Public
Housing Authorities



Saul Ramirez
Executive Director
National Association of Housing
and Redevelopment Officials



Timothy G. Kaiser
Executive Director
Public Housing Authorities
Directors Association

help defuse the threat the housing/lending correction poses to economic growth.

"I welcome today's action by the Federal Reserve Board to cut interest rates, which will help provide needed liquidity to financial markets," says House Financial Services Chairman Barney Frank (D-MA). "This is an acknowledgement that our economy is deeply troubled and the preponderance of risks are on the downside."

FAIR LENDING

Dodd Submits Mortgage Reform Bill

Senate Banking Chairman Christopher Dodd's (D-CT) proposal to reform the mortgage industry faces an outcry from bankers saying it will squeeze the credit markets.

The proposal, S 2452, would amend the Truth in Lending Act by allowing mortgage borrowers more protection from high-cost and predatory loans and it would give victims of mortgage fraud the right to sue lenders, brokers and investors for losses they incur on failed loans.

Immediate opposition from the American Bankers Assn. mirrors the dismay by the banking industry over congressional plans to change the rules on bankruptcy reform (see related story p2).

ABA says the proposal not only would restrict credit in an already tight housing market, it would trigger lawsuits and could cripple the subprime market.

The proposal would require lenders to make borrowers aware of alternative mortgage products even if prospective homeowners don't ask for them and the bank doesn't offer them.

While both the Senate and House measures require lenders to make only loans which can benefit borrowers and that they can repay, the Dodd bill would require brokers to act in the interest of borrowers.

Lawmakers aren't expected to take up the proposal until next year, following the early primaries after which Dodd is expected to return to his Senate duties fulltime.

FBI Joins Mortgage Fraud Probe

FBI officials initiate a mortgage fraud task force in its Washington field office to supplement a widening investigation into fraud by state and local authorities.

The FBI brought together HUD, IRS, the Small Business Admin. and local law enforcement officials, to map the task force's role and devise strategies.

So far, the FBI has initiated 1,210 mortgage-related investigations this year, a move FBI officials say is a considerable increase attributed to a rise in suspicious loans.

PUBLIC HOUSING

Public Housing Demolition Stymied

Louisiana: Bulldozers descended on the massive C.W. Cooper public housing complex in New Orleans this week, but the effort was halted when workers faced a protest from activists.

HUD has intended demolition of four public housing complexes in the city containing 4,600 units to begin last August, but legal challenges and continued protests by activists claiming to represent former public housing tenants have stymied the \$762 million effort.

Protesters, encouraged largely by efforts of House housing subcommittee Chairman Maxine Waters (D-CA) and Sen. Mary Landrieu (D-LA), demand one-for-one replacement of the 4,600 units (see related story p6).

HUD intends to replace the units with 744 similarly subsidized units and 1,000 market rate and low-income housing tax credit units.

The Coalition to Stop the Demolition managed to stymie HUD on one complex. Activists persuaded the city's Housing Conservation District Review Committee to block demolition of the Lafitte complex citing its historic value. The issue will have to be decided by the city council.

* Rally Fails To Budge HUD

A two-hour protest in front of HUD headquarters in Washington failed to shift a HUD plan to demolish 4,600 public housing units in New Orleans.

The rally under the mushroom umbrellas in HUD's courtyard was organized by the Hip-Hop Caucus, Empower DC and New Orleans public housing tenants.

It failed to draw HUD Secy. Alphonso Jackson's attention. The secretary had other pressing business, *HAL* is told by the department's publicists.

Sincerely, The Angry and Powerless," the flyers read.

* Tenant Work Rule Enforced

Illinois: Public housing tenants in Chicago able to work will be evicted if they fail to seek employment or attend school under a set of rules the Chicago Housing Authority (CHA) commission will consider Dec. 18.

The requirement was established in the Quality Housing & Work Responsibility Act (QHWRA) in 1998 but enforcement wasn't pressed by HUD until 2004.

Since then, tenants in some of CHA's new mixed-income developments have been required to adhere to the rule.

Now, all able CHA adult tenants will have to work 15 hours a week or attend school for the next two years. The 20-hour a week requirement begins in 2010. Tenants failing

to meet the requirement could be evicted beginning next July.

Primary family caretakers would be exempt for the first year of a child's life. After that, a parent would have to place a child in day care while looking for a job or attending classes.

CHA officials estimate the rule will affect as many as 5,000 tenants.

New Caretaker In Sarasota

Florida: The public housing director in HUD's Fort Worth, TX, regional office will take over the helm of the troubled Sarasota Housing Authority (SHA).

Justin Ormsby becomes the SHA's new board chairman, succeeding HUD veteran Carmen Valenti, who is among several senior career executives expected to retire in coming months.

Valenti took the SHA helm in 2005 when HUD seized control of the financially insolvent agency and has established a program to create 880 units of low-income, affordable and market-rate housing.

SHA began a transition back to local control in October.

AFFORDABLE HOUSING

New Affordable Housing Rules

New Jersey: State officials have prepared a new set of regulations which would require developers to reserve one of every five new houses or apartments for low- to middle-income families.

The new rules would replace a set of regulations rejected by a state appeals court last January as discriminatory against low-income families. The court rejected a rule allowing suburban municipalities to sidestep their affordable housing requirements by paying other cities, generally large urban areas, to meet their mandate.

The court-rejected rule called for a ratio of one in every eight housing units to be set aside for affordable housing.

Now, all municipalities would be required to set aside 20% of all units as affordable.

The state Council on Affordable Housing is expected to endorse the new rules Dec. 17.

first year on affordable housing. The amount would increase to \$254 million in the last year of the 15-year plan.

Officials estimate the city would target more than \$2.7 billion to affordable housing over the life of the proposal.

The measure, which would amend the city charter, would establish an \$88 million baseline, the amount the city spent in its 2006 budget on affordable housing.

Additionally, it would set aside 2.5% of assessed property taxes, estimated at \$33 million in the first year.

The money would expand the city's present 24,241 affordable units by up to 12,000 units in 15 years, officials estimate.

There's one hitch. Mayor Gavin Newsom (D) opposes the effort, contending the city's budget should not be locked up for specific purposes, thus taking away the mayor's spending discretion.

Budget planners estimate the city will have a \$279 million deficit next year, and Newsom says his flexibility to balance the budget should not be hindered.

Dear Readers:

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Again, thank you.

* Voters To Decide Affordable Housing

California: San Francisco voters likely will decide if the city should set aside a considerable portion of its annual budget to provide affordable housing.

If the city council approves, a ballot measure next November would require the city to spend \$122 million in the

ASSISTED HOUSING

Senators Face Off On Housing

Louisiana: Sens. Mary Landrieu (D-LA) and David Vitter (R-LA) remain in a pitched battle over a Landrieu-sponsored bill calling for one-for-one replacement of public housing in New Orleans.

Landrieu contends public housing needs were unmet before Hurricane Katrina devastated public housing complexes in the city—with about 6,000 people on a waiting list for the 7,000 units.

Vitter counters that the need has subsided because only two-thirds of the city's population has returned after the storm. He accuses Landrieu of wanting to re-create public housing exactly as it was before the storm.

Landrieu scoffs at the charge, claiming her proposal would give developers considerable leeway to build mixed-income housing along with Sec. 8 subsidized units.

Present HUD plans call for 2,141 public housing and mixed-income units to replace 4,600 public housing units facing demolition (*see related story p4*).

HUD contends its \$762 million plan would provide a total of 5,108 units, including public housing that survived the storm, an increase in the number of occupied public housing units before the storm.

Sources say part of Vitter's opposition centers on \$30 million Landrieu wants for the New Orleans Redevelopment Authority and the \$10 million in redevelopment grants she wants for neighborhood groups to use at their own discretion.

The Landrieu measure would bar the state's Road Home program (*see related story below*) from reducing housing restoration grants to hurricane victims who received other disaster assistance.

State To Get More Housing Aid

Louisiana: The state's Road Home program providing housing restoration assistance to homeowners who lost their homes during Hurricane Katrina two years will get a new infusion of \$3 billion in federal aid despite continuing problems with the program.

The new money supplements the \$10.4 billion in Community Development Block Grant (CDBG) disaster aid already funneled into the program, bringing the combined amount sent to Road Home to \$13.4 billion. Homeowners feared the program lacked enough money to cover all of the eligible claims, and HUD is trying to allay those concerns.

Road Home is facing a likely shortfall without the extra money, and must use another \$1 billion from other federal aid to help make the Road Home fully solvent for all

eligible. Those eligible must have filed applications on or before the July 31, 2007 deadline.

HUD is anticipating a quick approval of Louisiana's application to use the money.

Road Home officials indicate they have received 186,159 applications through Dec. 3, with an estimated \$9.3 billion in benefits sought. The estimated average benefit calculation is \$62,916. To date, \$4.78 billion in awards have been made, with the average benefit paid out standing at \$64,808.

Road Home statistics from Nov. 29 show that most applicants intend to use their money to keep their homes. Slightly more than 10% said they would sell their land, but only 2% of all applicants said they were selling and leaving the state.

Info: www.cdpublications.com/docs/4768



SENIORS HOUSING

HA Buys Trailer Park For Seniors

Washington State: The King County Housing Authority purchases the Wonderland Estates mobile home park for \$8.4 million in an effort to preserve affordable housing for the elderly.

The purchase ends a two-year effort by residents to save the park. They were told by the property owners in 2006 to vacate their homes by August 2008.

Since then, residents have tried to purchase the property and run the 109-space park in the Seattle suburbs as a co-operative. The attempt failed, leading to talks with city of Renton and county officials to preserve it from development into single-family homes and condos.

LOW-INCOME HOUSING

Housing Bonds On The Market

Michigan: More than \$385 million in housing bonds will be issued by the Michigan State Development Authority before Dec. 31 to raise money for mortgage loans to low- and moderate-income applicants to finance single-family homes.

Homeowners with incomes of \$60,500 to \$74,750 could qualify for the loans, depending on the location of the property, to purchase a home costing from \$195,000 to \$224,250.

Eligible homebuyers with incomes of 80% of the county median or less, adjusted for family size, could qualify for up to \$7,500 in downpayment assistance.

Tax Credit Training Workshops

Three low-income housing tax credit workshops conducted by tax credits author and trainer Joe Guggenheim will be held in Florida in January, including one aboard a cruise ship in the Caribbean.

The initial workshop will be conducted Jan. 14-15 at the Regal Sun Resort in Orlando. The second class will be conducted in Miami at the Hotel Marseilles and the class on the Star Grand Princess will be held during a seven-day cruise from Fort Lauderdale to Jamaica, Grand Cayman, Mexico and Princess Cays Jan. 19-26.

Info: e-mail at info@housingtaxcredits.net or call 301/320-5771.

FHA

FHA Reform Back On Track

After laying dormant for a month, a proposal to overhaul the Federal Housing Admin. (FHA) is back on track after a lone senator drops his objection to the measure.

In a Senate floor exchange with Sen. Charles Schumer (D-NY) earlier this week, Sen. Tom Coburn (R-OK) said he would drop his attempt to filibuster the legislation and allow the Senate version of reform to face a floor vote. Coburn has been under pressure from the White House and Republican colleagues to drop his objections to reverse mortgage provisions in an attempt to get the effort back on track (*HAL*, 11/2p1).

Now, onus is entirely on Senate Banking Chairman Christopher Dodd (D-CT) to advance S 2338, the measure he introduced Nov. 13 as a companion to HR 1852.

While Dodd was on the presidential campaign trail Sen. Jack Reed (D-RI) steered the proposal through the committee on a 20-1 vote but Dodd shelved it in the face of White House and HUD opposition.

Sources tell *HAL* the Bush administration wants to get the measures—the House moved its proposed Expanding American Homeownership Act in early September by a veto fail-safe vote of 348-72—to conference committee where it senses a better opportunity to exclude elements of the proposal it doesn't want.

The impetus to get reform back on track follows the administration's push to aid beleaguered homeowners facing foreclosure. FHA would be a primary source of mortgage insurance to ensure success of the modified bailout.

Any effort to move the reform plan will have to wait until Congress returns from its Christmas recess in January. Even then, Dodd will be absorbed with his presidential crusade until at least after the New Hampshire primary on Jan. 8.

COURTS

* 'Adverse Possession' Flap Erupts

Colorado: An arcane state law allows a person to take someone else's property if they develop an emotional attachment to it and the owner fails to develop the property.

The law caused a Boulder couple to lose a third of their property to another couple who used the undeveloped 4,750-square foot parcel as a footpath to their residence bordering the land.

The owners live about 200 yards from the plot and maintained it, paid homeowner association dues and property taxes. They reportedly waited until their children grew before planning to develop it.

When the owner tried to fence it, the family adjacent to the plot claimed "adverse possession," saying they have used the property continually for the last 25 years and deserve it.

While the judge and his wife wanted the entire parcel, a boulder court awarded the couple 34% of the property without any compensation to the owner, who claims the land intact is worth up to \$1 million.

It didn't hurt that the man seizing the property is a former Boulder district judge and the city's past mayor or that his wife is a prominent attorney.

The judge admits to regularly trespassing on the property and using it for political fundraisers and parties, but offered no proof other than his word. His word was enough for the judge determining the property taking.

Under state law, a person claiming adverse possession must prove exclusive use of the property hostile to the owner's interest for at least 18 years.

The case is unique, Institute for Justice officials tell *HAL*. The Libertarian public interest law firm handles eminent domain abuse cases, including the landmark *Kelo v. City of New London* U.S. Supreme Court case in 2005, but says, while aware of the Boulder situation, it won't enter the fray because it doesn't involve government property taking.

So far, the Boulder couple owning the land has spent about \$100,000 fighting the law, including paying their lawyer to stop the neighbor judge from seizing another nine inches of property along the footpath because his garden and woodpile border it. That demand was denied.

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INDICATORS

Mortgage Rates Rise This Week

The 30-year fixed-rate mortgage averaged 6.11%, up from last week when it averaged 5.96%.

The five-year adjustable-rate mortgage averaged 5.89%, up from last week when it averaged 5.75%. The one-year ARM averaged 5.50%, up from last week when it averaged 5.46%.

"November's employment report showed stronger job growth, no change in the unemployment rate and a jump in wages, suggesting to some market participants that the probability of an upcoming recession might be lower than originally thought," says Frank Nothaft, Freddie Mac vice president and chief economist. "This led to a rise in interest rates for U.S. Treasury securities this week and mortgage rates followed."

HOUSING AFFAIRS RATE WATCH

PRIMARY MORTGAGE MARKET

Commitment Rates	Commit-	Commit-	Commit-	Com-	Com-
Fixed Rate	Fixed	Fixed	Fixed	Fixed	Fixed
Fees & Points	Fees &	Fees &	Fees &	Fees	Fees
15-yr. FRMs	15-yr.	15-yr.	15-yr.	15-	15-
Fees & Points	Fees &	Fees &	Fees &	Fees	Fees
1-yr. ARMS	1-yr.	1-yr.	1-yr.	1-yr.	1-yr.
Fees & Points	Fees &	Fees &	Fees &	Fees	Fees

SECONDARY

FNMA	FNMA	FNMA	FNMA	FNM	FNM
30-yr. FRM*	30-yr.	30-yr.	30-yr.	30-	30-
FHLMC		FHLMC			
30-yr. *	30-yr.	30-yr. *	30-yr.	30-	30-

*Required Net Yields, 60-Day Delivery

Info: FHLMC, 703/903-2446; MBA, 202/557-2737

STATE & LOCAL

* Housing Fraud Indictments

Florida: Three former Tampa Housing Authority (THA) employees are among 13 people indicted in Tampa for their role in the embezzlement of \$125,862 from the agency.

The trio is accused of recruiting 10 family members and friends to be landlords so they could receive, deposit and share rental subsidy checks under HUD's project-based Sec. 8 rental voucher program.

Prosecutors say the 10 bogus landlords received checks ranging from \$1,458 to \$10,732 over an eight-month period in 2005.

The 13 faced charges of conspiracy to steal government money and public corruption.

Bank Initiates Mortgage Recovery Plan

Kansas: Nat'l Bank of Kansas officials launch a mortgage recovery program to help borrowers hurt by subprime mortgages.

Officials say the bank will review present loans, including prepayment penalties, adjustment dates and rate variables, and educate borrowers on available options.

The bank makes the offer following the Bush administration's launch of the Homeowner HOME program Dec. 6, allowing for a rate freeze in some cases.

Officials say some homeowners will qualify for refinancing while others have the rate freeze as an option. They say the freeze likely will help only a fraction of borrowers. Thus the bank will focus its efforts on refinancing.

* Race Baiting Enters Public Housing Fray

Louisiana: New Orleans residences are blanketed with flyers threatening to destroy homes owned by whites if public housing units are demolished.

The FBI is investigating the origin of the flyers as a possible case of domestic terrorism. The message warns a condo will be destroyed for every public housing unit destroyed.

"If there will be no homes for us, no relief from high rents, there will be no homes for the rich, either!"

* Disability Payouts Ordered

Michigan: A U.S. magistrate judge in Detroit orders the Justice Dept. to distribute \$700,000 to 37 disabled people who lived in apartments with accessibility problems.

The payments are a partial settlement of two lawsuits Justice filed against Michigan-based Edward Rose & Sons alleging 49 of the firm's apartment complexes in seven states failed to comply with the Fair Housing Act.

Edward Rose agreed to a \$950,000 settlement in 2005. The remaining \$250,000 will be spent to increase housing opportunities for the disabled.

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Antelope Valley Press, Saturday, December 15, 2007

Hard times for Section 8 recipients

Re Floyd M. Hayes' and Carl Sundstrom's letters: I was able to relate and found Carl's description of first-day antics from his Section 8 neighbors to be totally accurate and downright humorous.

Carl hit the nail on the head. I've seen it time and time again. The alleged "poor and down-on-their-luck" family that fell on hard times and just can't seem to catch a break" moves in, and immediately the inevitable tide of lowlifes, gangsters, shady characters, expensive SUVs, pit bulls and other assorted drama begins on a 24-7 schedule.

It's only your imagination, though. Just ask Carlos Jackson, head of the L.A. County Housing Authority. That Section 8 house on your block is in no way connected to the sudden rise in crime on your street. Or the fact that the sheriff's helicopter is constantly overhead, along with those fights, parties, loud subwoofers, gunshots and barking dogs that keep you awake all night.

Mr. Jackson claims these are unwarranted statements on my part and that the majority of these "poor" Section 8 recipients are hardworking, noncriminal folks who are just down on their luck.

So let's all bite our tongues and remember that whenever we see the brand-new Escalade with the 22-inch rims whip into the driveway at the yardless house with the 30 gangbangers hanging out in

front. Times are hard.

Eric Patton
Lancaster

The legal staff recommended that HUD obligate 12 months of funding to cover all the one-year contracts it had signed during fiscal 2007 and record this financial obligation in its funding system. The opinion also recommended a revision of future contracts to reflect the fact that less than 12 months of funding was available.

When additional funding becomes available, HUD would notify owners how much is being provided and, when combined with funding previously made available, approximately how many months of the annual increment are covered, the legal opinion says.

Tenant Protections

The subcommittee asked Cox what would happen to tenants if HUD cuts off funds for a project-based Section 8 contract due to the unavailability of funds. The panel also asked if HUD or owners would be required to give tenants a one-year notice before their rent would increase and if the tenants would receive Section 8 vouchers.

Cox said there currently is no legislation in place to protect the interests of tenants under these circumstances. While the absence of legislation wouldn't preclude the approval of tenant protection vouchers for affected tenants, he added, HUD's current practice is to make such assistance available on the occurrence of certain events for which the department has requested funding.

Cox said legislation would be needed to ensure tenants receive enhanced vouchers when Section 8 project-based funds become unavailable.

Cox also said there currently is no requirement for a one-year notice to tenants that project-based assistance is being cut off due to the unavailability of funds. He noted that insufficient appropriations are specifically addressed in the Multifamily Assisted Housing Reform and Affordability Act (MAHRAA) as an event that would suspend HUD's duty to perform until sufficient appropriations are made available.

PUBLIC HOUSING

HUD Accepts Working Group Recommendations for Streamlining To Ease Asset Management Burden

HUD accepted many working group recommendations made as part of its administrative reform initiative, including streamlined management and occupancy reviews, a physical inspection based on the HUD multifamily process, and the submission of project narratives for capital fund reporting in place of detailed budgets.

In an interim report on the recommendations from 13 working groups, HUD explained that the initiative's purpose is to ease the transition of PHAs to the new asset management system, with its requirements for project-based budgeting, accounting, and management. HUD also has established a process of expedited regulatory waivers to help ease asset management's administrative burden.

HUD said that it will replace the public housing assessment system (PHAS) with a new public housing management assessment program (PHMAP) which will score only public housing activities, eliminate current entity-

wide scoring, limit on-site review work to one day, send results to PHAs within 45 days, and be consistent with multifamily housing management assessments. The PHA central office cost center (COCC) will not be part of the new scoring system.

HUD also said it expects to consolidate several reviews. For example, there would not be a separate procurement review, a rental integrity monitoring (RIM) review, and PHAS confirmatory review. Instead, tenant and procurement files would be examined as part of the on-site management reviews. The performance on these reviews would determine the frequency of future reviews. The on-site reviews would also assess resident self-sufficiency and resident involvement in project administration.

Management Review Form

HUD expects to soon post for public comment a proposed public housing management review form, in keeping with another recommendation. HUD said it will attempt to make a clear distinction between performance and compliance in developing the new form. HUD is studying the multifamily management review form (Form 9834) for possible adaptation.

HUD also said it will consider a recommendation to adopt the multifamily physical inspection model with respect to allowing a reinspection of properties that received a score between 31 and 60 and allowing high-performing projects to be inspected every three years, rather than the current two years for public housing.

HUD anticipates that a streamlined annual plan template will be published in early 2008 and put into use for fiscal years starting in July 2008 and later. HUD said the revised template should significantly reduce the administrative burden in preparing the plan.

Capital Plan

HUD accepted the entire package of recommended reforms for the capital fund plan, and some recommendations will require changes to existing regulations and HUD data and information systems. Implementation of the capital fund recommendations will take place in stages beginning in 2009.

The capital fund portion of the PHA plan would have a narrative description of the needs for each project, and the submission of detailed budgets and forms would be eliminated. Prior HUD review and approval of the PHA capital fund budget would be eliminated, but the budget forms would be available to residents and the public.

The number of line items in the budget forms and the Line of Credit Control System (LOCCS) would be reduced. Accounting procedures would follow generally accepted accounting principles (GAAP) to simplify bookkeeping.

HUD accepted a recommendation to create a one-stop shop system to process financing proposals under the capital fund, operating fund, and development programs. In addition, HUD said it supports greater flexibility in the use of project-based Section 8 in mixed-finance projects and may conduct rulemaking on this subject.

A working group recommended flexibility for the selection procedures, site and neighborhood standards, and the subsidy layering process for project-based vouchers.

Assisted Housing



Federal Court Gives Tenants Rights

New York: Eastern District Federal Judge Frederic Block decides tenants in HUD-owned apartment buildings have rights to be heard under eviction proceedings.

Now, a HUD rule (24CFR247.10), which regulates the department's renovation program, says it doesn't have to give tenants a reason for eviction from buildings it foreclosed because owners failed to make mortgage payments.

Block, in *Linares v. Jackson* (06-CV-876), requires HUD to provide tenants a clear statement that an apartment is in such disrepair it needs substantial renovation. The ruling give tenants an opportunity to challenge HUD's determination in an administrative proceeding before eviction actions begin in state court.

The lawsuit represents four tenants in Manhattan and Brooklyn facing eviction after HUD seized the apartments from delinquent owners.

While Block's ruling applies only within the federal court's Eastern District of New York, it will have national implications on how HUD handles tenant evictions.

In New York City alone, HUD owns 514 buildings with 2,200 units in need of an estimated \$167 million in renovations. Block's ruling is a setback for the department, which must regroup and delay its efforts to sell the properties to private developers.

HUD contends that it alone determines the status of disrepair and state courts have no status to challenge the rule. The department says the rule is necessary to streamline the process for the upgrade and sale of its foreclosure stock to prospective buyers who would receive government subsidies to finance repairs.

Block leaned on a 1985 federal court decision that due process prohibits the taking of property without informing occupants why and giving them a meaningful opportunity to be heard.

01/11/2008 12:45 PM

Budget

Bare-Bones Budget Looms

With President Bush heading into his last year in office, expect the administration's budget proposal for FY 2009 to be the leanest of his presidency on the domestic front.

The new budget heads to Congress Feb. 4, following Bush's State of the Union address Jan. 28.

Serious partisan divisions continue to plague both houses of Congress. Consequently, Bush may very well get his way, considering lawmakers will be focused on reelection efforts and have little desire to rock the boat by battling publicly over programs close to a majority of constituents.

Public housing will continue to be an administration target, with its signature effort the demolition of all remaining projects in New Orleans and its continued campaign to marginalize traditional public housing.

While renewal of HOPE VI remains a high priority on the congressional agenda—the program's successes outweighing its failures—Bush is unlikely to accept anything other than a spartan renewal this year after five years of trying to eliminate it.

Meanwhile, public housing authorities (PHAs) struggle under an operating funding crunch, with HUD fully aware the more than 3,000 PHAs have only about 85.4% of the money they need for basic operations.

Little is expected to change next year and congressional Democrats are bracing for a status quo considering the drubbing Congress received at the hands of the administration in 2007 in what was supposed to be a legislative banner year for them.

Capital funding likely will remain stagnant even though PHAs scramble to keep remaining assets in shape despite a more than \$20 billion backlog of needed repairs and renovations.

Lobbies are gearing up to persuade Congress to set a higher domestic discretionary spending limit in the FY 2009 budget resolution due April 15. If successful, committees would have more money to distribute among subcommittees, including housing.

01/11/2008 12:52 PM

Community Development



CDBG Money Committed To Housing

Illinois: Elgin officials say they are ready to commit 60% of the city's Community Development Block Grant (CDBG) allocation for FY 2008-2009 to rehabilitation of residential housing, a repeat of last year's effort.

Elgin's Residential Rehabilitation Program (RRP) has become so popular that officials in their recent Citizen Participant Plan & Project Proposal applications, said they would use almost \$530,000 out of the nearly \$863,000 it expects to receive as a CDBG entitlement city.

The city council is expected to hear comments from the public on the proposal during a Feb. 13 meeting when council members will select their list of projects for funding. A final public hearing on the council's project choices is scheduled for April 9.

RRP provides money allowing local residents to maintain and improve the exterior of their homes, but also covers lead paint hazard reduction, and emergency repairs of water, sanitary and electrical systems up to \$3,000. Eligible applications must have no more than four dwelling units in a structure and must meet HUD's low- and moderate-income requirements.

01/11/2008 12:07 PM

Money Approved But Not Available

* Although President Bush signed HUD's FY 2008 appropriations into law Dec. 26, HUD has been unable to get money for public housing authority (PHA) operations into the pipeline on time.

Public housing advocates say complaints from PHAs are pouring in about the inability to draw down their operating fund subsidies for HUD's Line of Credit Control System for January.

HUD has assured "prompt action," says the Nat'l Assn. of Housing & Rehabilitation Officials. NAHRO Executive Director Saul Ramirez tells *HAL* that HUD has been able to accommodate some PHAs as of Jan. 11.

HUD hints conversion to asset management is part of the problem. In a letter to PHAs, HUD says it made obligations of operating subsidy money for the first two months of 2008 (January and February now that PHAs operate on a calendar year). But HUD blames "technical problems for the snafu.

01/11/2008 11:33 AM

Public Housing

HUD Battles PHA Board

Texas: HUD wants all El Paso Housing Authority board members (EPHA) to resign. The embattled housing agency has been at odds with HUD over questions about the award of grants and the mayor's authority over the board.

Mayor John Cook contends he has authority to appoint EPHA board members but has no subsequent authority to manage the board's activities, thus distancing himself from EPHA's problems.

HUD says Cook does have the authority and responsibility to make changes on the board if he determines its actions aren't in the best interests of the agency.

HUD's latest action is seen as a prelude to an EPHA takeover unless Cook and EPHA come to terms over authority.

01/11/2008 12:43 PM



Signs, Flags Allowed In Public Housing

Washington State: Seattle Housing Authority's (SHA) restrictions on signs, flags and other exterior door displays constitutes an illegal government ban on free speech, says the state Supreme Court in a 5-4 ruling.

The court left SHA a loophole, though. The agency can reinstate the ban by changing its leases to spell out that it controls the exteriors of apartment doors.

Justices dismissed SHA's argument that landlords control the exterior surface of a door, opting for the argument that a door represents the outer boundary of the tenants' homes, adding it doesn't matter that SHA tenants lease.

01/11/2008 11:52 AM

Accountable to no one — yet

Unchallenged power and neglect of key issues make county supervisors Exhibit A in the case for term limits.

BY JIM NEWTON

THE RACE to succeed Yvonne Burke on the county Board of Supervisors already promises to be one of the more significant Southern California political contests of 2008.

That is partly a function of scarcity — it's extraordinarily rare for seats on the board to come up for grabs — but it's also one of power and the changing rules of local politics.

Over the years, the supervisors have developed their own signature brand of political influence, fashioning rules and traditions that have served them well. They are, in one sense, obscure figures. Don Knabe, for instance, who represents the county's 4th (and southernmost) District, could walk into most restaurants in Los Angeles and not risk being noticed. Sometimes the supervisors resent their low profile — they even went so far as to create the office of "Mayor of Los Angeles County," a position that rotates among the five supervisors and manages to be meaningless, pretentious and slightly pathetic all at the same time.

But while anonymity can be disappointing, it also helps the supervisors avoid accountability, and that's just fine by them.

At the same time, the supervisors have anointed themselves unchecked overseers of their respective districts, an authority they grant each other by their tradition of deferring to one another on district matters, which cover such varied and vital topics as healthcare, welfare and social services, many targeted toward the county's poorest residents. The results are efficiency — Zev Yaroslavsky rarely has to worry about another supervisor challenging his view of what's best for West Los Angeles — but also neglect: the collapse of medical care at King-Drew Medical Center (later known as King-Harbor Hospital) was largely the result of Burke's determination to protect an African American staff despite its manifest inability and the deepening consequences for a largely Latino patient population.

The supervisors could change that if they wanted to. Indeed, in the case of King-Drew, the rest of the board eventually *did* step up and wrest exclusive control of the issue from Burke. But for the most part, the supervisors enjoy their individual power and appreciate the benefits of vague accountability. It gives them much authority and little responsibility.

"Deference is a choice," said Rafe Sonenshein, a historian and expert on L.A. government and politics. "It's not required."

The board's immunity from most of the laws of local politics — including contested elections and some modicum of public accountability — is largely because the supervisors ducked the wave of term limits that washed over other Los Angeles offices in the 1990s and early 2000s.

By the time that political fad was over, Los Angeles' mayor, city attorney and controller, as well its council members, all had eight-year limits imposed on them, and the office shuffle began almost immediately. Over at the county, however, supervisors laid low for as long as possible and then, when voters finally did approve a limit on the supervisors' terms, the one that passed delayed the imposition of the limits and then set them at three four-year terms, not two.

The result: They're all still there. Supervisor Mike Antonovich, for instance, holds a seat that is nominally subject to term limits, but the likelihood is that he'll end up holding that office for more than 30 years — he was first elected to represent the 5th District in 1980 and won't be termed out until 2012.

Term limits are a sore subject for many political observers. They have weakened governments across the country, stripping experience out of city halls and state legislatures (including in California). They are, most profoundly, antidemocratic — denying voters the right to elect an incumbent by mere imposition of a rule. In many ways, California was better governed before term limits, and some early champions of such limits, notably former Mayor Richard Riordan, have come to the conclusion that they cut too deeply into local politics as well.

And yet the Board of Supervisors may offer the best argument for them. The supervisors' relative anonymity and unfettered authority over development in their districts give them access to large contributions at the same time that would-be opponents have few issues to hold against them individually.

The result is nearly as antidemocratic as term limits — witness that election after election goes by without the incumbents facing a challenge. The last time a new member of the Board of Supervisors was elected was more than 11 years ago.

As Sonenshein notes, the county political system is rife with pathologies, but they largely boil down to this: "The supervisors have no boss." They are accountable neither to each other nor to voters.

Even for critics of term limits, it's hard not to look forward to 2012, when those limits start to clear the way for more elections, such as the contest between Bernard C. Parks and Mark Ridley-Thomas. Los Angeles will be better for it.

JIM NEWTON is editor of *The Times'* editorial pages.

A choice, for a change

Two starkly different candidates want to replace Supervisor Yvonne Burke.

By Harold Meyerson

LIKE POPES, Los Angeles County supervisors have to win an election to land the job, but once in, they're sitting pretty. The last time there was a contested supervisor election, George Bush was president — the Bush who didn't send U.S. forces into Baghdad. The five supervisors represent districts so vast (each with about 2 million people), have campaign kitties so deep (coming in good part from companies having business with the county) and remain so consistently indistinct to voters that incumbents seldom face serious challengers. Unlike popes, they're not actually expected to die in office, but they generally take their leave on their own terms.

In March 2006, Yvonne B. Burke, who has represented the 2nd District in the south-central part of the county since 1992, announced that she will not seek reelection when her term expires this year. Her retirement sets up a contested election that will be as significant as it is unusual.

Only two people have represented the district since 1952. Burke was preceded in office by the legendary Kenny Hahn, who held the seat for 40 years. During his time in office, the district — which runs from Culver City to South Los Angeles to Carson — went from largely white to largely African American, and Hahn became one of the earliest white elected leaders to promote the cause of civil rights. When he stepped down, the job of 2nd District supervisor became the preeminent position to which a black Angeleno politician could aspire if he or she wanted to represent a majority-black district. The contest to replace Hahn featured two pioneer black elected officials, Burke and (now U.S. Rep.) Diane Watson, who had both been active in civil rights causes and the progressive wing of the Democratic Party since the 1960s. Discerning the political differences between the two candi-

dates was no easy task. Each represented a brand of Tom Bradley's multiracial liberalism that dominated the politics of black Los Angeles. Burke particularly embraced Bradley's alliance with the business establishment, while Watson reflected the liberal, socially progressive impulse that had powered his political ascendancy.

This time around, 2nd District voters will have a clearer choice. The two candidates, City Councilman Bernard C. Parks and state Sen. Mark Ridley-Thomas, would bring starkly different resumes and genuinely different politics to the job. (The primary is in June. If no candidate wins a majority, the runoff is in November.) Both candidates are African American, but the district they hope to represent has changed dramatically and is now largely Latino, though the electorate is roughly 40% black, with whites and Latinos making up smaller shares.

Parks is still best known for his 1997-2002 tenure as chief of the Los Angeles Police Department, where he consistently took a hard line against anyone, or anything, that might encroach on his authority, be it the Police Protective League, his nominal bosses on the Police Commission, the department's inspector general or members of the Christopher Commission who often wondered what had become of their suggested police reforms in the wake of the 1992 riots.

Confronted with calls for Parks' remov-

al from an unusual coalition of police-reform advocates and the department's rank and file, then-Mayor James K. Hahn chose not to renew Parks' contract in 2002, provoking a firestorm of opposition in black L.A. that contributed to Hahn's ouster in the 2005 mayoral race. Parks, a master of the politics of payback, played his role in Hahn's defeat, running an anti-Hahn campaign in the 2005 primary, then endorsing Hahn's chief rival, Antonio Villaraigosa, in the runoff.

Parks' resume has some superficial similarities with that of Bradley, who also served on the police force until he was elected to the City Council in 1963. But the dissimilarities are greater.

Bradley was always a proponent of greater civilian control over the LAPD, an idea that was anathema to Parks, most especially when he headed the department. Bradley also built a citywide liberal following, anchored in South-Central black and Westside Jewish communities, to which he eventually added the support of the labor movement.

Parks, by contrast, has one of the most conservative voting records on the City Council and has consistently sided with business interests over labor, arguing that development in South L.A. is critical to its economic success. His opposition to requiring developers to meet certain social goals is not confined to the city's poorest precincts, however. He opposed extending the city's living wage to workers not employed by government contractors, such as those at a dozen LAX-area hotels or at retail projects under development in his 8th District. (Last week, the living-wage ordinance was upheld by a panel of the 2nd District Court of Appeal.) He's been hostile to rent control, to protecting tenants facing eviction because of condo conversions and to requiring developers to set aside some of their units as affordable housing. Over labor's intense opposition, he's championed Wal-Mart's efforts to enter the L.A. market.

Ridley-Thomas' resume and politics fit solidly with the liberal-civil rights tradition. After teaching school for several years, he became head of the Southern Christian Leadership Conference of Greater Los Angeles, Martin Luther King Jr.'s old organization. He developed cross-town and cross-racial ties with L.A.'s liberal activists. While on the City Council from 1991 to 2002, he cosponsored the living wage ordinance and established the Empowerment Congress in his district, an annual advisory gathering of 8th District

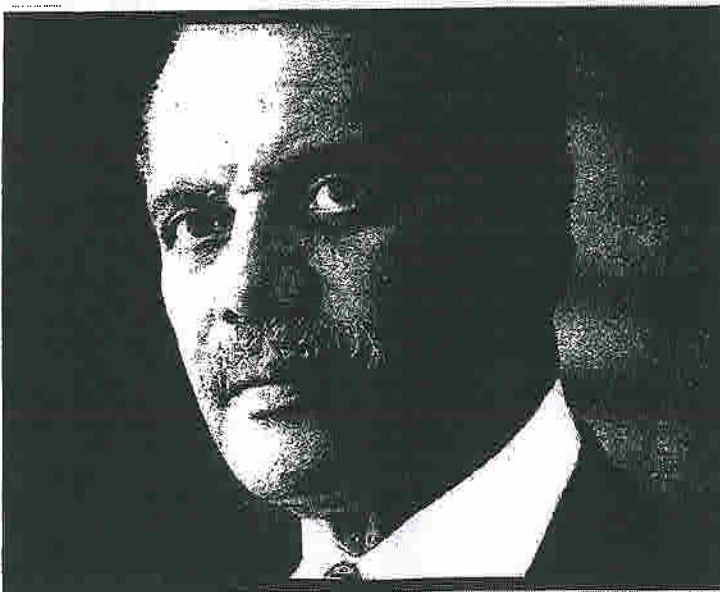
residents that became the model for the city's neighborhood councils. He served four years in the state Assembly before being elected a state senator. Although Ridley-Thomas has seldom been the point person for labor, tenant or environmental activists (as, say, state Sen. Sheila Kuehl has been the legislative leader for the state's healthcare reformers), he's always been someone they work with in developing protections from the excesses of market economics.

'The last time there was a contested supervisor election, George Bush was president — the Bush who didn't send U.S. forces into Baghdad.'



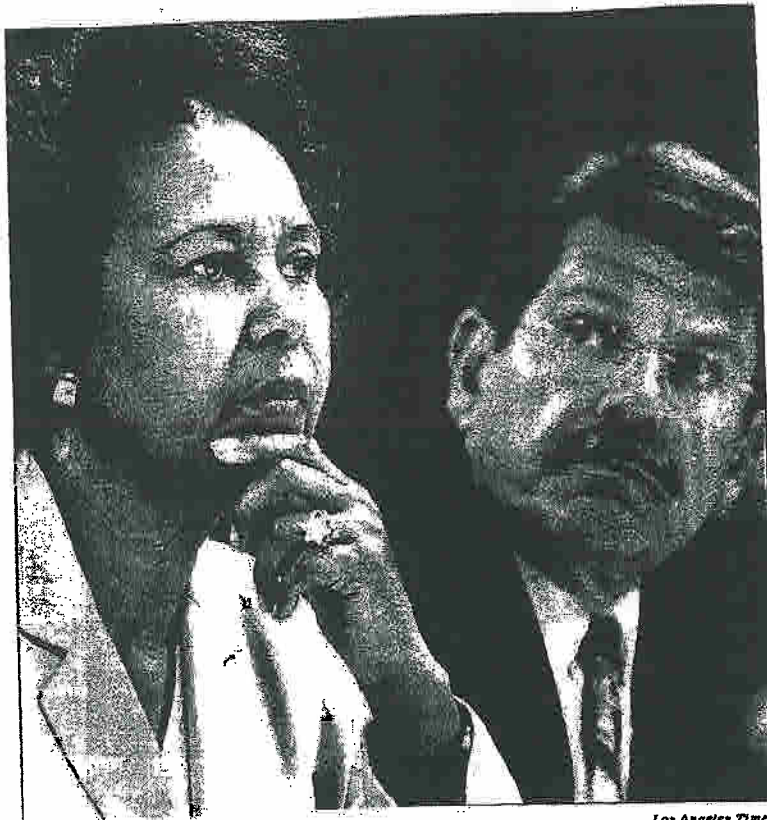
KIRBY LEE / US Presswire

MARK RIDLEY-THOMAS: State senator, ex-city councilman.



Los Angeles Times

BERNARD C. PARKS: City councilman, ex-police chief.



Los Angeles Times

STEPPING DOWN: Parks or Ridley-Thomas will replace Yvonne B. Burke, shown with Supervisor Zev Yaroslavsky.

So there's a real choice in the contest to replace Burke. By inclination and ideology, Parks favors minimum restraint on authority — his own and that of business. By inclination and ideology, Ridley-Thomas favors hedging authority with the countervailing power of popular mobilization and legal restraint.

As a result, Parks' election to the Board of Supervisors might shift its balance of power, replacing an infinitesimally left-of-center majority of Burke, Gloria Molina and Zev Yaroslavsky with a center-right one of Parks, Mike Antonovich and Don Knabe. Much of the time, county government deals more with individual district projects than with ideological issues — earmarks are the order of the day, every day. But the county controls a \$22-billion budget, mostly for health and welfare programs. On the issues of the safety net for the county's poor, of development in unincorporated land and of the working conditions for employees on those development projects or for the county's workforce, Parks would probably steer the county on a course less generous to labor and more favorable to business than is currently the case.

Ridley-Thomas, by contrast, would be far more likely (than Burke as well as Parks) to require business to heed community concerns and keep up its end of

the social contract.

Like Magic Johnson, Parks has clearly linked both himself and the prospects for black Los Angeles with the cause of investment in South-Central, and with the overall care and feeding of business interests. Ridley-Thomas champions neighborhood businesses but sees black political interests aligned more with those of the labor-Latino alliance that has been a potent force in local politics for the last decade.

Parks is certainly the better known of the two candidates and will likely collect more endorsements from L.A.'s aging black political establishment. He already has the fervid support of Rep. Maxine Waters, who has long resented Ridley-Thomas' efforts to build a political base independent of hers in South-Central. But with the help of the politically potent County Federation of Labor, which has already endorsed him, Ridley-Thomas is probably an even-money bet to win the seat. The outcome in the 2nd District race will not only shift the balance of power in county government, but it could also reveal whether business or labor has the allegiance of L.A.'s black community.

HAROLD MEYERSON is executive editor of the *American Prospect* and an Op-Ed columnist for the *Washington Post*.



Los Angeles Times

THEN ALLIES, NOW OPPONENTS: Mark Ridley-Thomas left the Los Angeles City Council in 2002, endorsing Bernard C. Parks to replace him.

Bobbette Glover

From: Bob Nishimura
Sent: Monday, January 07, 2008 9:43 AM
To: Carlos Jackson
Cc: Bobbette Glover
Subject: AV PRESS ARTICLE MONDAY 1/7/08

This article appeared in today's, 01/07/2008 Monday, AV Press. Section 8 is mentioned in the article....

Readers suggest top priorities for AV, state

*This story appeared in the Antelope Valley Press
Monday, January 7, 2008.*

The Antelope Valley Press, in this week's completely unscientific but utterly democratic "Have Your Say" feature, asked voters:

What do you consider to be the five biggest priorities for the Antelope Valley or the state of California in 2008?

Survey responses included:

*

1. Encourage "right to carry" gun laws" since law enforcement cannot ensure our safety with timely responses anymore due to the increased crime, despite what the media says!
2. Restructure local ordinances to eliminate Section 8 abuse so only legitimate, needy people can actually benefit from it for a change.
3. Enhance the education quality of our public schools where kids can focus on scholastics in a nonthreatening environment by keeping troubled youths in either juvenile halls or some type of youth camps rather than permitting them back in our schools to cause more fights and destruction of property. We can perhaps have the parents pay out-of-pocket expenses for their children's disruptive behavior to use these extended services.
4. Make those who are non-conformists to our national, state and local laws feel unwanted and uncomfortable in our community. There are plenty of hot lines to report crime, fraud and abuse; (800) 78-CRIME is a good start.
5. Have numerous local retail stores and businesses start enforcing tasteful dress codes to discourage taboo behavior from being there in the first place. I personally am getting tired of people shopping in their slippers, pajamas, baggy pants and underwear and having to explain to my children when they ask why. I simply tell them that they have not been trained to respect themselves or others within our society. Not to mention the loose tongues of many people I have observed who use vulgarities out loud in many of these stores when not only my children are around, but theirs, too.

Retailers need to ask people who cannot contribute to a nonthreatening/inoffensive atmosphere to vacate the store or be escorted out. I'll stop there for now.

Robert Yapp

Lancaster

*

Water, housing, crime, traffic, elected officials.

When are we going to get a gated senior community built? We don't need more apartments or condos built in not-good areas of the Antelope Valley. There are many seniors wanting to buy a smaller house in a gated community.

Keith Brooker
Palmdale

*

Illegal Immigration. Water access. Crime. Gangs. Housing slump.

Jim Stanton
Lancaster

*

1. Illegal immigrants, with 20 million of them using and abusing our water. Plus a federal judge who thinks smelts are more important than people.
2. Illegal immigrants, with 20 million of them using and abusing our health care system. Hospitals are closing.
3. Illegal immigrants, with 20 million of them using and abusing our education system. All our schools are overcrowded.
4. Illegal immigrants, with 20 million of them using and abusing our laws and bringing crime to all neighborhoods.
5. Illegal immigrants, with 20 million of them using and abusing our social services and taking jobs from American citizens.

Mike L. Schneider
Palmdale

*

Our five biggest challenges are water, illegal immigration, Section 8 abuse, the environment and polarized partisan politics at the local, county, state and federal levels.

Certainly it is fair to say that polarized partisan politics at all levels is the reason we lack the ability to fix any of these other things.

The political reality of polarized partisan politics demands politicians put their own interests and the interests of their special interests ahead of the public interest. It's really as simple as that.

The solution is equally as simple. If politicians would give concise guarantees of success and deliver in the time promised or quit, they would have to both promise you a version of the truth that was closer to the truth and they would have to show much more political courage than has been the tradition to deliver what the people are demanding.

Demand that your leaders tell you the real issue with water is will there even be any? Demand your leaders know it is not acceptable that your loved one could die waiting for life-giving care at Antelope Valley Hospital because

it is choked with destitute souls from foreign lands who have no legal right to be here.

Demand that your leaders fix the insult and the threat that Section 8 abuse is to all hardworking people who have a real stake in this community or deputize volunteer citizen compliance officers and weed out the violators.

Demand that your leaders start banging on the tables, saying we really have a problem here on Earth with our environment, instead of forming another commission to examine the problem, trying to pretend they have it all under control.

And demand that they stand in front of you and say it was the old way that was the problem and they understand fully that only cooperation and results will add up to the continuing right to represent us.

David Paul
Lancaster

*

Five biggest priorities for 2008 for both the Antelope Valley and the state:

1. Traffic congestion.
2. Illegal immigration.
3. Employment in the Antelope Valley; we need higher-paying jobs.
4. Illegal dumping in the desert.
5. L.A./Palmdale Regional Airport needs more reasonable fees and more connections to Los Angeles International Airport.

Richard Balztley
Palmdale

*

1. Water.
2. Water.
3. Water.
4. Water.
5. Water.

Water is going to be a huge issue in 2008, especially if we experience another drought. In my recent travels across the state, I have witnessed firsthand the devastation of the drought to our state's lakes and rivers.

In my opinion, there should be a moratorium on all new home construction until the water issue is resolved. Naturally, developers always get their way and the rest of us will be forced to ration water while developers continue to build more unsightly 4,000-square-foot boxes.

Perhaps the real estate downturn is a blessing at this point in time.

James E. Anderson
Lancaster

*

1. Crime.
2. Abundance of Section 8 here (and the crime that comes with it).
3. Illegals, not immigration. Could someone please start separating those two words?
4. Hire/pay the police officers here more since our nice little Valley has become a war zone.
5. Horrible schools catering to relatives participating in 1, 2 and 3 (that applies to the whole state).

Happy New Year!

Shelly Beachman
Lancaster

*

For me, the biggest priority for the Antelope Valley would be to harness the out-of-control building of homes, and putting a muzzle on Frank Visco.

Lancaster has to take a serious look at the proposed build-out of commercial development surrounding Quartz Hill High School. This has to be the most irrational and insane plan that has hit the Antelope Valley since, well, ever. You do not build these type of facilities directly across from a high school, in an area that is already suffering from massive automobile congestion from parents who continue to block traffic and ignore "no parking" signs.

Section 8 housing should be a second priority, and a resolution would be to discontinue this program all together.

While the Antelope Valley remains a second-class stepchild to the county Board of Supervisors, it is time to again take a serious look at past proposals to separate the Antelope Valley from Los Angeles County and take control of our own destiny.

Barry Harvey
Leona Valley

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It would not be too facetious or sarcastic to say the five biggest priorities for the Antelope Valley are the five seats on the Lancaster City Council. It appears a complete clearing of the house is in order.

On a more serious note, the five biggest priorities for the Valley and state are: 1. Water supply; 2. Crime prevention/reduction; 3. Affordable, timely, quality health care for everyone; 4. Quality education for everyone; 5. Maintaining a quality environment.

Richard A. Wood
Lancaster

*

1. California needs to follow Mexico's courage and put their immigration laws into effect here in California. If the federal government will not enforce our laws, then the states need to stand up and be counted.
2. California needs to find a way to do away with gasoline so we are not dependent on foreign nations.

3. California needs to find a way to lower gas, food, electricity, propane, health insurance, prescription drugs and all necessary items to allow people to live at least in a modest means - even dog food isn't cheap.

4. California needs to stand up to the federal government. Big Brother has gone too far in the lives of the people. If we are not responsible enough not to smoke in a car with a child, or we prefer to smoke even though we know it's bad, I believe as a person I can do this on my own without Big Brother. We need to push to get rid of the law that allows children from illegals to become citizens; if they're illegal, so are the kids.

5. There should be a law that stops renters from being able to vote on any bond measure that increases property owners' taxes; they vote and we pay. If the illegals were not allowed to go to school, the schools would have enough money and the property owners wouldn't be gouged every election year. Illegals should not be given a free ride, and whatever laws are imposed, they can't be unconstitutional because they're illegals, they have no rights, they broke our laws and need to find out that the American citizens are fed up that our government favors illegals over the American citizen.

Mary A. Taylor
Pearblossom

*

Crime control (gangs and shootings, burglaries, assaults and violence).

Economic growth to help make the Valley a more desirable place to live.

Rent control; getting rid of all Section 8 violators.

Better local government to act on and improve things in the cities to benefit the people of the cities and not special interests.

Better school administration and teachers who care about making our kids the best they can be to make good productive citizens we can be proud of.

P. White
Lancaster

*

1. Get rid of Section 8 and all the thugs, trash and crime that come with it.

2. Stop building more houses before we destroy what's left of our once-beautiful desert.

3. Elect a real mayor for the city of Lancaster to replace the wannabe they have now.

4. Send Mr. Visco back to Thousand Oaks where he lives and belongs and keep him out of our local politics.

5. Our state and local leaders need to start getting tougher on crime and illegals before it's too late.

Tony Avila
Quartz Hill

*

Reduce the amount of housing tracts being built.

Reduce the amount of shopping centers and strip malls being built.

Increase patrols to reduce the amount of graffiti everywhere.

Increase patrols to reduce the amount of teenagers running free during school hours.

I have a suggestion for the state: Reform the 911 system. I tried to report a reckless driver using 911 and the number only rang and no one called back on my cellphone. If this had been an emergency, like me lying in a ditch, I could have died waiting for help.

D. Green
Palmdale

*

In order:

1. Finding a reasonable plan to pay down the state's debt.
2. Creation of a regional water banking system, or better yet, a statewide network of such systems.
3. Upgrading our public educational facilities, at every level from kindergartens to elite graduate schools.
4. Infrastructure repair and upgrading, which may well involve creating more debt, including roads, rail and power facilities.
5. Reducing the burden on our overcrowded prisons so that the criminal justice system can work as intended.

Burt Likko
Palmdale

*

Five biggest priorities, in no particular order:

Water, water, water. More storage facilities (dams, water banking, etc.), improved distribution system (Peripheral Canal), and recycling (using secondary and tertiary treated water) should be high on anyone's list of 2008 priorities, both local and state. Are residents of California, including the Antelope Valley, and one of the world's largest economies, more important than the 3-inch Delta smelt?

Illegal immigration. Securing the Golden State's and the nation's borders, completing the border fence, enforcing America's immigration laws, expanding the number of border patrol agents, sanctioning employers who hire undocumented immigrants and providing tamper-proof ID cards to immigrants to confirm their immigrant status should be high on anyone's list of priorities. Eliminating health care, food stamps, welfare, and housing and a host of additional free social and public services for illegal immigrants are also worthy objectives.

Budget. Spend, spend, spend - California is again facing a budget deficit estimated to be in the \$14 billion range. What is needed is a balanced budget based that is based on actual tax revenues received, not estimations, borrowing, transfers and fiscal gimmickry.

Gov. Arnold Schwarzenegger has proven to be no more adept at controlling a free-spending state Legislature than recalled Gov. Gray Davis. Arnold: That line item veto, you got it - use it. Both are spending and/or proposing spending far beyond estimated income.

Arnold's changing political positions on key issues has Elephants and Asses, Pachyderms and Donkeys, Republicans and Democrats wondering politically exactly where he stands. For fiscal conservatives, the repositioning of his political ideas, views and agenda to the "Dark Side" just left of center warrants cause for

concern.

Crime. Local and state law enforcement and public safety officials must continue to aggressively confront crime in all its forms, attack gangs and gang violence with a vengeance, and persist in ruthlessly investigating fraudulent abuse of Section 8 housing. Inadequate facilities for housing convicted criminals are another big issue, as are liberal judges who legislate from the bench instead of enforcing the law (remember the public schools are not public places pronouncement by local Judge Richard Naranjo).

Energy and transportation. Energy independence through development of alternatives to gasoline (ethanol, in my opinion, is not an efficient, environmentally friendly alternative) and the development of fuel efficient vehicles (hybrids, electric and hydrogen powered) should be local, state and national priorities, especially in a state with the average highest price for a gallon of gasoline and a plethora of commuters. All alternatives must be explored as America attempts to sever its dependence on \$100-per-barrel foreign oil, including expanding the availability of dependable means of affordable mass transit (buses, trains and air service). Repairing the Antelope Valley's and the state's roads, highways, freeways, bridges and overpasses to world class and seismic standards and dumping the idea of toll roads merit reference.

Darwin M. Ochs
Lancaster

*

I only have one suggestion for the Antelope Valley. Separate ourselves from Los Angeles County.

P. Green
Palmdale

*

1. Bore test 230 West Ave. L-9, Lancaster, to see how far the criminal acid pit leeching has moved downward toward the water table and completely clean up the entire Lancaster toxic dump site.
2. Make sure that such criminal dumping is still not going on.
3. Make sure that this never happens again.
4. Test schoolchildren in nearby schools for toxic poison exposure.
5. Fully investigate any possible forms of corruption by local officials and prosecute wrongdoers.

Ace Carter
Pearblossom

*

1. Coming back to our first love, God. Remember why the pilgrims came here.
2. Jobs.
3. Safe environment for our children.
4. Cleaning the riffraff (predators, graffiti vandals, gangs, Section 8 violators, etc.).
5. Chivalry, remember.

Laurie Watson

Lancaster

*

For the state:

1. Enforce immigration laws.
2. English only.
3. Stop spending money we do not have.
4. Start representing the legal citizens of California, or resign.
5. Build public technical or trade high schools. Not every student is college material, and those who aren't have been neglected for too long.

For the Antelope Valley:

1. Stop building houses, put a moratorium on it. We already have too many empty homes, due to foreclosures and for other reasons; also we have a water shortage.
2. Stop the Antelope Valley from being the dumping ground for Los Angeles and other cities. We have more parolees, sex offenders, Section 8 houses, gangbangers and sewer waste being sent to the Valley. Put a stop to it.
- 3 Jointly, Lancaster and Palmdale should build a drag strip, build it right, and they could hold nationals here; they just do not seem to grasp the revenue and jobs that would come from such an endeavour. Check with Pomona - they hold nationals every year. Car racing is a large source of revenue. We certainly have the room for one here. This would really be new business.

Betty Baldwin
Lancaster

*

The biggest priorities for California are health care, illegal immigration, eliminating "No Child Left Behind," regulating fuel prices and cleaner air quality. Some of these issues should also be priorities for the Antelope Valley, but the highest priority for the Antelope Valley is cleaning up the political rhetoric by local and Valleywide representatives in city, county and state government.

It never ceases to amaze me how these elected representatives have mastered speaking out of both sides of their mouths, somewhat like local power brokers who claim they are looking out for the good of the community, when in fact it is their pocketbooks they are protecting.

Roger Berger
Leona Valley

*

For city officials to take more action against taggers and to clean graffiti. It looks degrading to any community, especially in the Antelope Valley.

Francisco Prieto Jr.
Palmdale

*

This would be for the Antelope Valley:

1. Get the crime, gangs and drugs out!
2. Stop the building of new homes.
3. Attract businesses so jobs would be available so locals would not have to commute.
4. Get Lancaster on par with Palmdale and get some stores and restaurants in Lancaster that Palmdale doesn't already have, like a Cheesecake Factory.
5. Clean house and get some City Councilmembers and a mayor who will move Lancaster in the right direction.

Greg Dougherty
Rosamond

IDEAS AND TRENDS

AFFORDABLE HOUSING

* NLIHC Says "Housing Wage" May Be Overestimated for Some Households Because of Number of Hours Worked

Members of most renter households in the U.S. work a total of more than 40 hours per week, according to the National Low Income Housing Coalition (NLIHC), indicating that its "housing wage" overestimates the amount some households must earn to afford a unit at the fair market rent (FMR).

The housing wage, which the NLIHC calculates annually, is the amount that someone working 40 hours a week, 52 weeks a year would have to earn to afford the FMR, assuming no more than 30 percent of gross income is spent on housing costs.

On a nationwide basis, the housing wage in 2007 was \$16.31, and the NLIHC estimates that it will be a dollar higher for 2008.

Critique of Housing Wage Concept

In a new report, the NLIHC acknowledges that the simplifying assumptions of the housing wage can reasonably be critiqued.

On the one hand, it may underestimate the actual wage required to afford the FMR because the average American worker works only 33.8 hours per week, or 320 fewer hours per year than the housing wage assumes.

On the other hand, the housing wage may be overestimated for larger households, which may have more than one wage earner and more than 40 hours of work per week.

To test these assumptions, the NLIHC used the 2006 American Community Survey (ACS) to analyze actual employment characteristics for renter households and their variations for different household sizes.

The study also focuses specifically on wage and salary earnings to estimate the share of renter households who, regardless of the number of wage earners or hours worked, could afford their state's average FMR.

Findings of Study

The study found that roughly 77 percent of the nation's 36 million renter households in 2006 reported wage or salary income, with the rate increasing with household size, from 61 percent for one person to 92 percent for five- and six-person households.

It also found that the majority of renter households work more than the standard 40-hour week, indicating that the housing wage overestimates the wage some household members must earn to afford the FMR.

"The average one-person renter household with earnings from wages and salaries worked 40 hours per week

in 2006, but larger households, many with multiple wage earners, averaged anywhere from 51 to 58 hours per week," the report says. "These additional hours in the labor force indicate that household members could earn a wage lower than the estimated housing wage and still afford an appropriately sized unit at the FMR."

The report adds, however, that the housing wage is underestimated for the 29 percent of all renter households who did not average 40 hours of work per week.

The study also found that although households with more than one member worked more hours than single-person households, the average number of hours worked did not increase significantly for larger households. According to the report, 84 percent of three- and four-person households and 77 percent of five- and six-person households contained no more than two wage earners.

Affordability Problems

The study also points out that full-time employment is no guarantee that a household can afford its state's FMR, since 11.8 million, or 43 percent, of the 27.8 million working renter households in 2006 did not earn enough to afford the average FMR for an appropriately sized unit.

This affordability problem is actually greater for larger households, even though they worked more hours than smaller households, according to the report. Since average earnings largely leveled off for households with more than two persons, the bigger households didn't earn enough money to pay the higher FMR for larger units.

Specifically, the study found that as many as 59 percent of five- and six-person renter households were unable to afford a unit renting at the FMR, compared with 39 percent of singles and 37 percent of two-person households.

Affordability was also lower in states with high housing costs. Nationally, wage and salary earnings for 42.6 percent of working renter households were insufficient to afford the FMR, but the level was 52.2 percent in California, 52.1 percent in the District of Columbia, and 49.8 percent in Massachusetts.

At the other end of the scale, only 27.7 percent of working renter households in North Dakota found the FMR unaffordable.

("Putting the Housing Wage to the Test" is available at www.nlihc.org.)

HOMELESSNESS

Lack of Affordable Housing Most * Commonly Cited Cause of Family Homelessness in Mayors' Survey

Lack of affordable housing was the most commonly cited cause of family homelessness in the annual U.S.

Conference of Mayors (USCM) survey on hunger and homelessness.

The USCM was joined in the survey by Sodexo, Inc., an integrated food and facilities management services company, and the report was prepared by Abt Associates.

The report was based on survey responses from 23 of the 25 cities in the USCM Task Force on Hunger and Homelessness. The report cautions that the cities don't constitute a representative sample of U.S. cities, and the findings should not be extrapolated to the whole country.

The 23 responding cities are Boston; Charleston, S.C.; Charlotte; Chicago; Cleveland; Denver; Des Moines; Detroit; Kansas City, Mo.; Los Angeles; Louisville; Miami; Nashville; Philadelphia; Phoenix; Portland, Ore.; Providence; Salt Lake City; San Francisco; Santa Monica, Calif.; Seattle; St. Paul; and Trenton.

Causes of Homelessness

In the survey, the cities were asked to choose the three primary causes of homelessness among families with children and among singles and unaccompanied youth.

For families with children, 20 of the 23 cities cited a lack of affordable housing; 13 cities, poverty; and nine cities, domestic violence.

For individuals and unaccompanied youth, 15 cities reported mental illness as the most common cause of homelessness, and 14 cited substance abuse.

Other Findings

For the 21 survey cities with available data, 193,183

unduplicated persons used emergency shelter or transitional housing over the November 1, 2006-October 31, 2007, survey period.

Individuals made up 76 percent of the total number of persons using emergency shelter and transitional housing; members of households with children accounted for 23 percent; and unaccompanied youth, 1 percent.

Six cities reported an increase in the overall number of homeless persons accessing emergency shelter and transitional housing, while 10 cited a specific increase in the number of households with children.

Seven cities reported a decrease in the use of emergency shelter and transitional housing.

Survey respondents reported a reduction in the average length of stay in emergency shelter and transitional housing from the previous year.

For families with children, the average for a single stay was 5.7 months; and for individuals, the average was 4.7 months. In 2006, the average stay was eight months for both populations.

Twelve of the 23 cities, or 52 percent, reported that they turned people away from shelters some or all of the time, down from 77 percent of the respondents to the 2006 survey.

Fifteen of the survey cities predicted that requests for emergency shelter will increase in 2008.

"A Status Report on Hunger and Homelessness in America's Cities: A 23-City Survey" is available at www.usmayors.org.

L.B. gets \$5.4M grant for homeless

FUNDING: Money to be used for homeless services may help ease winter shelter problems.

By Greg Mellen
Staff Writer

LONG BEACH — The city's Department of Health and Human Services announced Thursday it was awarded \$5.4 million in federal grants for homeless services.

The amount is a 15 percent increase from last year's grant and will go to support an array of services provided by 12 agencies and the city.

All of the programs previously funded had their grants renewed and newly added People Assisting The Homeless (PATH) received the bulk of the increase, with a grant of more than \$644,000.

PATH will manage 81 units of permanent affordable housing for families at the Villages at Cabrillo complex, once construction on the project is completed. Half those units will be set aside for families with members with disabilities or special needs. The money will go to subsidies for rent and support services for the families.

Joel John Roberts, chief executive officer of PATH, credited Long Beach with doing a strong job leveraging federal funds.

Roberts said the grants were an "affirmation" that the city was doing a stellar job planning and developing the federally mandated "10-year Plan to End Homelessness."

Federal money could be especially important given budget woes at the state level. The state announced a \$400,000 reduction in its Emergency Shelter Program, but the impact for Long Beach is unknown.

The state cuts will reduce shelter beds by 1,900.

Shelter grant money doesn't go directly to city, but goes to local shelter programs, including the winter emergency shelter.

Corinne Schneider, the bureau manager of Human and Social Services, was happy to see all of the city's programs receive continued funding. She noted that keeping the annual allocations is not automatic and Long Beach has to competitively bid to maintain those programs.

"We are always anxious," Schneider said of the time period before the Department of Housing and Urban Development announces its grant awards.

Schneider said Long Beach receives more than the normal amount that would go to a city of this size in part because of strong applications and proof of results.

The grants will fund 30 homeless projects that provide services such as permanent housing, support services, and child care for individuals and families moving off the street. Fourteen projects are based at the city's Multi-Service Center, 11 at the Villages at Cabrillo and five are citywide.

Staff Writer Paul Eakins contributed to this report.

Sur Real Estate of Mind - Friday, January 4, 2008

News Wire: County of LA Programs - Fully Expended

Another blow has been dealt to first-time homebuyers wishing to take advantage of government-back subsidized loan programs. The County of Los Angeles' Homeownership Program (HOP), American Dream Down Payment Initiative (ADDI) and S-HOP programs are now out of funds for an unspecified amount of time. Buyers who have already approved loans from these aforementioned programs are likely to be put on a waiting list or have their loan carried out in the pipeline to closing. Others, such as those getting pre approvals, will be stuck until the County replenishes it's funds - hopefully, around March/April of this year. But until then, all we can do is wait...

Posted by Mr. Nicolás at 11:15 AM

CONTRA COSTA TIMES

ContraCostaTimes.com

Section 8 comes to Brentwood building

Brentwood apartments, not individual tenants, fall under designation

By Hilary Costa

STAFF WRITER

Article Launched: 01/15/2008 02:57:30 AM PST

A Brentwood affordable-housing apartment complex for seniors is being converted to a Section 8 housing assistance property, increasing the number of such units in the city by nearly 25 percent.

Brentwood Senior Commons, located just east of downtown, is in the process of getting project-based Section 8 approval for 31 of its 79 units. Officials at Eden Housing, the nonprofit group that built and runs the complex, said they expect an additional 48 units to be approved in the next few months.

There are 319 Section 8 units in Brentwood, according to Bruce Smargiasso, director of housing assistance programs.

Project-based Section 8 is different, however, than the form of housing assistance most commonly associated with that designation.

Traditional Section 8 awards individuals or families a voucher they can use to rent approved housing, whereas project-based Section 8 status sits with the property itself, said Beth Quirarte, director of fund

development for Hayward-based Eden Housing.

Once project-based Section 8 is enacted at Brentwood Senior Commons, residents will pay no more than 30 percent of their adjusted incomes for rent and utilities each month. If the unit's rent is more than that amount, the county Housing Authority will subsidize the difference.

"It's more adding an additional layer of financing than converting," said Quirarte, who acknowledged that there sometimes are negative connotations associated with Section 8.

The apartments, which range in size from 650 to 715 square feet, rent for \$392, \$627 or \$705 a month, depending on the resident's income.

The complex accepts low-income residents who are 62 or older with an income of no more than 50 percent of the area median income, said Monica Garcia, project manager with Eden Housing.

Garcia said project-based Section 8 is particularly helpful for seniors as they retire and begin living on fixed incomes.

"By having this available, it assures they can live in our building for as long as they would like," Garcia said.

Eden Housing was founded in 1968 and has built more than 5,000 affordable units in six Northern California counties. It provides on-site management for more than half of those properties, according to its Web site.

Section 8 housing assistance has been a hot topic in East County in the past year, particularly in Antioch, where police have taken over code enforcement duties for problem properties. Some residents have voiced concerns that Section 8

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CONTRA COSTA TIMES

ContraCostaTimes.com

tenants neglect their residences and are partially responsible for increased crime and dropping property values.

A report issued in December by a legal advocacy group and a civil rights organization accused the Antioch Police Department's Community Action Team – a squad that responds to complaints about problem properties – of unfairly targeting black families on Section 8 assistance.

Antioch has 1,499 Section 8 units, said Smargiasso, the housing assistance programs director – 29 more than it had in 2006.

City officials have no say as to how many homes become Section 8, said Kwame Reed, Brentwood's senior housing analyst.

"We're not involved with Section 8 at all," Reed said "The decision is made between the property owner and the county."

Reed said the city uses its Inclusionary Housing Program to ensure that developers provide a number of affordable units in new neighborhoods to meet the city's affordable housing quota. It also runs its own rental program, in which it rents affordable units to people within eligible income limits.

Reach Hilary Costa at 925-779-7139 or hcosta@bayareanewsgroup.com.

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Gloria Molina
Yvonne Brathwaite Burke
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich
Commissioners

Carlos Jackson
Executive Director

January 23, 2008

Honorable Housing Commissioners
Housing Authority of the
County of Los Angeles
2 Coral Circle
Monterey Park, California 91755

Dear Commissioners:

**AWARD ONE-YEAR AGREEMENTS TO PROVIDE COUNTYWIDE ASBESTOS
AND/OR LEAD CONSULTING SERVICES (ALL DISTRICTS)**

IT IS RECOMMENDED THAT YOUR COMMISSION:

1. Recommend that the Board of Commissioners find that approval of one-year Asbestos and/or Lead Consulting Services Agreements is not subject to the provisions of the California Environmental Quality Act (CEQA), as described herein, because the action will not have the potential for causing a significant effect on the environment.
2. Recommend that the Board of Commissioners approve and authorize the Executive Director of the Housing Authority to execute one-year Asbestos and/or Lead Consulting Services Agreements (Agreements) with eight consulting firms identified in Attachment A, to provide asbestos and/or lead consulting services on a project-by-project, as needed basis during the development and/or rehabilitation of affordable housing, commercial and other facilities throughout the County of Los Angeles, to be effective upon execution by all parties, and to use as needed for this purpose a maximum aggregate amount of \$80,000, to be incorporated into the Housing Authority's approved 2007-2008 Fiscal Year budget.
3. Recommend that the Board of Commissioners authorize the Executive Director of the Housing Authority to execute additional Asbestos and/or Lead Consultant contracts with one or more consulting firms from among five other qualified proposals received, also identified in Attachment A, provided that the consulting rates of these additional firms do not exceed the rates provided in their respective proposals.

4. Recommend that the Board of Commissioners authorize the Executive Director to execute amendments to the Agreements, following approval as to form by County Counsel, to extend the contract term for up to two additional years, in one-year increments, contingent upon the availability of funds.
5. Recommend that the Board of Commissioners authorize the Executive Director to increase the aggregate contract amount by up to \$8,000 for any unforeseen, needed asbestos and/or lead consulting services.

PURPOSE /JUSTIFICATION OF RECOMMENDED ACTION:

The purpose of the recommended action is to enter into contracts to retain the services of eight consulting firms to provide asbestos and/or lead consulting services for the development and/or rehabilitation of affordable housing, commercial and other facilities benefiting the County of Los Angeles.

FISCAL IMPACT TO THE COUNTY/ FINANCING:

There is no impact on the County general fund.

The Commission will use a maximum aggregate amount of \$745,000, to be incorporated into the Commission's approved 2007-2008 Fiscal Year budget, for the first year of services under the Agreements. A 10% contingency in the maximum aggregate amount of \$74,500 is also being set-aside for unforeseen costs and projects, to be incorporated into the Commission's approved 2007-2008 Fiscal Year budget as needed. After the first year, the Commission may extend the Agreements for up to two additional years, in one-year increments, contingent upon the availability of funds.

The Housing Authority Agreements will parallel the Commission Agreements and will use a maximum aggregate amount of \$80,000, to be incorporated into the Housing Authority's approved 2007-2008 Fiscal Year budget, for the first year of services under the Agreements. A 10% contingency in the maximum aggregate amount of \$8,000 is also being set-aside for unforeseen costs and projects, to be incorporated into the Housing Authority's approved 2007-2008 Fiscal Year budget as needed. After the first year, the Housing Authority may extend the Agreements for up to two additional years, in one-year increments, contingent upon the availability of funds.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS:

The Asbestos Hazard Emergency Response Act, the National Emissions Standards for Hazardous Air Pollutants and the South Coast Air Quality Management District have established regulatory requirements for the testing and abatement of asbestos. The U.S. Department of Housing and Urban Development (HUD) has established requirements for the reduction of lead-based hazards in federally assisted projects. In addition, the Toxic Substances Control Act, the federal Occupational Health and Safety Administration, the California Code of Regulations, and the California Environmental

Protection agency have established regulatory requirements for the testing and abatement of lead.

The proposed Agreements define the asbestos consulting services to be performed by the eight consulting firms identified in Attachment A. Over the initial one-year term, as required during the development and/or rehabilitation of affordable housing, commercial and other facilities, the firms will conduct the following activities: asbestos surveys; project design and monitoring (including review of construction contract documents, plans and specifications); limited (component-specific) sampling; abatement feasibility studies; pre-abatement (baseline) testing; cost estimates; on-site abatement monitoring during construction; clearance testing; and waste handling and disposal.

The proposed Agreements also define the lead consulting services to be performed by the eight consulting firms identified in Attachment A. Over the initial one-year term, as required during the development and/or rehabilitation of affordable housing, commercial and other facilities, the consulting firms will conduct the following activities: lead-based paint inspections; risk assessments; hazard assessments; limited sampling (component-specific); soil sampling; pre-abatement (baseline) testing; abatement project design and monitoring activities (including review of construction contract documents, plans and specifications); cost estimates; and clearance testing.

The one-year Agreements may be amended to incorporate specific sites and detailed statements of work for each project. The Agreements may also be amended to extend the time of performance for a maximum of two years, in one-year increments, and to include additional projects and compensation.

The consulting firms will be assigned projects on a project-by-project, as-needed basis and will receive compensation based on the statement of services performed. The addition of projects to each Agreement will be determined based on site needs, qualifications of the consulting firm in the various aspects of the testing process, and the complexity of the assignment. Each firm's cost of services will not exceed the costs accepted on the Cost Sheet submitted with its proposal in response to the Request for Proposals, or the negotiated dollar amount for individual asbestos or lead assignments or work programs.

County Counsel has reviewed this letter, and the Agreements will be effective following execution by all parties.

Should any of the consulting firms identified in Attachment A require additional or replacement personnel during the term of the Agreements, they will give consideration for any such employment openings to participants in the County's Department of Public Social Services' Greater Avenues for Independence (GAIN) Program and General Relief Opportunity for Work (GROW) Program who meet the minimum qualifications for the open positions. The consulting firms will contact the County's GAIN/GROW Division for a list of participants by job category.

The Asbestos/Lead consulting services Agreement will be effective following approval as to form by County Counsel and execution by all parties.

ENVIRONMENTAL DOCUMENTATION:

This action is exempt from the provisions of the National Environmental Policy Act pursuant to 24 Code of Federal Regulations, Part 58, Section 58.34 (a)(3) because it involves administrative activities that will not have a physical impact or result in any physical changes to the environment. This action is not subject to the provisions of CEQA pursuant to State CEQA Guidelines Sections 15060(c)(3) and 15378, because it is not defined as a project under CEQA and does not have the potential for causing a significant effect on the environment.

CONTRACTING PROCESS:

On September 27, 2007, a joint Request for Proposals (RFP) announcement was mailed to 467 consulting firms identified from the Commission's vendor list to identify firms to provide asbestos and/or lead consulting services. The announcement appeared in ten local newspapers covering each geographical region of the County. The RFP was released on October 2, 2007, and was posted on both the County and the Commission websites. Twenty-seven RFP packages were downloaded from the Commission's website, and 17 RFP packages were distributed electronically in response to e-mail requests for the RFP.

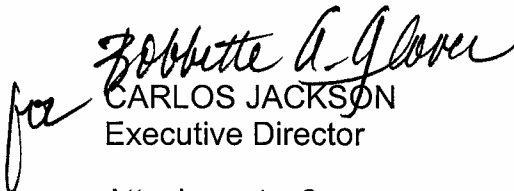
Thirteen proposals were received by the October 22, 2007 deadline.

The Summary of Outreach Activities is provided as Attachment B.

IMPACT ON CURRENT PROGRAMS:

The proposed Agreements will provide Countywide asbestos and/or lead consulting services for the development and/or rehabilitation of affordable housing, commercial and other facilities throughout the County of Los Angeles.

Respectfully submitted,


CARLOS JACKSON
Executive Director

Attachments: 2

Attachment A
Proposed Firms for Award of Asbestos and/or Lead
Consulting Services Agreements

Top Eight Ranked Firms:

- Allstate Services Environmental, Inc.
- ATC Associates, Inc.
- A-Tech Consulting, Inc.
- Bainbridge Environmental Consultants
- Barr & Clark
- H2 Environmental Consulting Services, Inc.
- Lead Tech Environmental
- National Econ Corporation

Remaining Five Firms:

- CTL Environmental Services
- Aurora Industrial Hygiene
- Converse Consultants
- Bureau Veritas North America, Inc.
- Gale/ Jordan Associates, Inc.

ATTACHMENT B

AGREEMENTS FOR ASBESTOS/ LEAD CONSULTING SERVICES

Summary of Outreach Activities

On September 27, 2007, the following outreach was initiated to identify qualified firms to provide asbestos and/or lead consulting services.

A. Newspaper Advertising

Announcements appeared in the following 10 local newspapers:

La Opinion	The Daily News
International Daily News	L.A. Sentinel
Eastside Sun	Los Angeles Times
Long Beach Press Telegram	Agua Dulce News
Antelope Valley Press	
Wave Community Newspapers: The Westside, West and East Editions	

B. Distribution of Request for Proposals (RFP) Packets

The Commission's vendor list was used to mail out the RFP to 467 asbestos and/or lead consulting firms, of which 179 identified themselves as businesses owned by minorities or women (private firms which are 51% owned by minorities or women, or publicly-owned businesses in which 51% of the stock is owned by minorities or women). A total of 44 firms received copies of the RFP either by mail or by downloading the RFP package from the Commission's website.

C. Proposal Results

By the deadline of October 22, 2007, 13 proposals were received from 13 firms; of which three firms indicated they are female-owned, one firm indicated it is female minority-owned and one firm indicated it is minority-owned. On November 19, 2007, the Lead/Asbestos Proposal Review Panel, comprised of five representatives from the Commission, met to review the sample reports and professional qualifications of the firms responsive to the RFP requirements. After the evaluation and review process was completed, the Review Panel is recommending eight firms for award of contracts.

Top Eight Ranked Firms:

Firm	Total Evaluation Score
Allstate Services Environmental, Inc. **	766.50
ATC Associates, Inc.	654

A-Tech Consulting, Inc. **	744
Bainbridge Environmental Consultants	682.50
Barr & Clark	752
H2 Environmental Services, Inc.*	731.50
Lead Tech Environmental	681.50
National Econ Corporation	758

Remaining Five Firms:

Total Evaluation Score

CTL Environmental Services	646
Aurora Industrial Hygiene**	635
Converse Consultants	635
Bureau Veritas North America, Inc.	593
Gale/ Jordan Associates, Inc.	558.50

*Minority/female-owned firm

**Female-owned firm

D. Participation of Minorities and Women - Firms Selected

<u>Firm Name</u>	<u>Ownership</u>		<u>Employees</u>
Allstate Services Environmental, Inc.	Female	Total	13
		2	Minorities
		8	Women
		15%	Minorities
		62%	Women
A-Tech Consulting, Inc.	Female	Total	9
		5	Minorities
		4	Women
		56%	Minorities
		44%	Women
Bainbridge Environmental Consultants	Minority	Total	11
		6	Minorities
		5	Women
		55%	Minorities
		45%	Women
Barr & Clark	Non-Minority	Total	7
		2	Minorities
		3	Women
		29%	Minorities
		43%	Women

<u>Firm Name</u>	<u>Ownership</u>		<u>Employees</u>
H2 Environmental Services, Inc.	Minority/Female	Total	15
		8	Minorities
		4	Women
		53%	Minorities
		27%	Women
Lead Tech Environmental	Non-Minority	Total	7
		2	Minorities
		1	Women
		29%	Minorities
		14%	Women
National Econ Corporation	Non-Minority	Total	12
		3	Minorities
		2	Women
		25%	Minorities
		17%	Women
ATC Associates	Non-Minority	Total	1500
		376	Minorities
		507	Women
		25%	Minorities
		34%	Women
Aurora Industrial Hygiene	Female	Total	13
		3	Minorities
		4	Women
		23%	Minorities
		31%	Women
Gale/ Jordan Associates, Inc.	Non-Minority	Total	15
		4	Minorities
		2	Women
		27%	Minorities
		13%	Women
Bureau Veritas North America, Inc.	Non-Minority	Total	1981
		321	Minorities
		529	Women
		16%	Minorities
		27%	Women

<u>Firm Name</u>	<u>Ownership</u>	<u>Employees</u>	
Converse Consultants	Non-Minority	Total	327
		86	Minorities
		56	Women
		26%	Minorities
		17%	Women
CTL Environmental Services	Non-Minority	Total	32
		15	Minorities
		13	Women
		47%	Minorities
		41%	Women

The Commission encourages the participation of minorities and women in the contract award process, including: providing information about the Commission at local and national conferences, conducting seminars for minorities and women regarding programs and services, advertising in newspapers to invite placement on the vendor list, and mailing information to associations which represent minorities and women. The above information has been voluntarily provided by the firms which participated in the outreach program.

The recommendation to award the Appraisal Services Agreements to the above firms is being made in accordance with federal regulations, and without regard to race, creed, color, gender, or sexual orientation.



**HOUSING AUTHORITY
of the County of Los Angeles**

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Gloria Molina
Yvonne Brathwaite Burke
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich
Commissioners

Carlos Jackson
Executive Director

January 23, 2008

Honorable Housing Commissioners
Housing Authority of the
County of Los Angeles
2 Coral Circle
Monterey Park, California 91755

Dear Commissioners:

**AWARD LANDSCAPE MAINTENANCE SERVICES CONTRACT FOR
UJIMA VILLAGE HOUSING DEVELOPMENT (2)**

IT IS RECOMMENDED THAT YOUR COMMISSION:

1. Recommend that the Board of Commissioners find that approval of a landscape maintenance services contract for Ujima Village is exempt from the California Environmental Quality Act (CEQA), as described herein, because the services will not have the potential for causing a significant effect on the environment.
2. Recommend that the Board of Commissioners approve and authorize the Executive Director of the Housing Authority of the County of Los Angeles to execute a one-year contract (Contract) in the amount of \$115,728, in substantially the form of the attached, and all related documents, with Far East Landscape & Maintenance, Inc. (Far East), to provide landscape maintenance services at the Ujima Village housing development, to be effective following approval as to form by County Counsel and execution by all parties.
3. Recommend that the Board of Commissioners authorize the Executive Director to execute amendments to the Contract, following approval as to form by County Counsel, to extend the time of performance for an additional two years, in one-year increments, at the same annual amount of \$115,728.
4. Recommend that the Board of Commissioners authorize the Executive Director to use a maximum amount of \$347,184 over a three-year period for the purposes describe above, comprised of \$115,728 in funds included in the Housing Authority's approved Fiscal Year 2007-2008 budget, and \$231,456 in funds to be requested through the Housing Authority's annual budget approval process.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION:

The purpose of this action is to award a Contract for landscape maintenance services at the Ujima Village housing development to ensure a safe and clean environment for the residents.

FISCAL IMPACT/ FINANCING:

There is no impact on the County general fund. The maximum aggregate amount for all three years of the Contract, if fully extended, will be \$347,184. The first year of service under the Contract will not exceed \$115,728, which is included in the Housing Authority's approved Fiscal Year 2007-2008 budget.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS:

The Ujima Village housing development consists of 15 acres with 300 housing units for families and seniors. The landscape maintenance services include trash pick-up, mowing, weeding, bush and tree trimming, routine irrigation and sprinkler maintenance and repair, and semi-annual power washing of the parking lot.

The proposed services are being federally funded, and are not subject to the requirements of the Greater Avenues for Independence (GAIN) Program implemented by the County of Los Angeles. Instead, the contractor must comply with Section 3 of the Housing and Community Development Act of 1968, as amended, which requires that employment and other economic opportunities generated by certain U.S. Department of Housing and Urban Development (HUD) assistance be directed to low- and very low-income persons, particularly to persons who are recipients of HUD housing assistance.

The Housing Authority has determined that Far East has met the requirements of the Living Wage Program and agrees to pay living wage hourly rates to full-time employees while providing services under the Contract.

The Contract will be effective following approval as to form by County Counsel and execution by all parties.

ENVIRONMENTAL DOCUMENTATION

This action is exempt from the provisions of the National Environmental Policy Act pursuant to 24 Code of Federal Regulations, Part 58, Section 58.35 (b)(3) because it involves maintenance activities that will not have a physical impact or result in any physical changes to the environment. The action is exempt from the provisions of CEQA pursuant to State CEQA Guidelines 15301 because it involves activities that do not have the potential for causing a significant effect on the environment.

CONTRACTING PROCESS:

During the week of October 12, 2007, announcements of the Invitation for Bids (IFB) were mailed to 113 firms identified from the Housing Authority's vendor's list. Advertisements also appeared in eight newspapers and on the County Web Site. Ten bid packages were distributed.

On November 14, 2007, four bids were received and formally opened. The low bid of \$92,400, submitted by Grace Building Maintenance, was disqualified because they were non-responsive to the IFB by not disclosing labor violations on their Living Wage documents. The second lowest bid, submitted by Far East, met all of the criteria set forth in the IFB, and is being recommended for the contract award. The Summary of Outreach Activities is provided with as Attachment A.

IMPACT ON CURRENT SERVICES AND PROJECTS:

This Contract will continue necessary services to properly maintain the landscaping at Ujima Village.

Respectfully submitted,


for CARLOS JACKSON
Executive Director

Attachments: 2

ATTACHMENT A

Summary of Outreach Activities

Landscape Maintenance Services

During the week of October 12, 2007, the following outreach was initiated to identify contractors to provide landscape maintenance services at the Ujima Village housing development located in unincorporated Los Angeles County.

A. Newspaper Advertising

Announcements appeared in eight local newspapers:

La Opinion	Los Angeles Times
L.A. Sentinel	The Wave Publications Group
International Daily News	Long Beach Press Telegram
Eastern Group Publishing	Daily News Los Angeles

An announcement was also posted on the County Web Site.

B. Distribution of Bid Packets

The Housing Authority's vendor list was used to mail out the Invitation for Bids to 113 firms, of which 45 identified themselves as firms owned by minorities or women (private firms that are 51% owned by minorities or women, or publicly owned businesses, in which 51% of the stock is held by minorities or women). Ten bid packages were requested and distributed.

C. On October 31, 2007, a pre-bid conference and site walk was conducted. Eight firms were in attendance.

D. Bid Results

On November 14, 2007, four bids were formally opened. The results were as follows:

<u>Contractor</u>	<u>Bid Amount</u>
Grace Building Maintenance	\$ 92,400.00
Far East Landscape & Maintenance, Inc.	\$115,728.00
Nature Care, Inc.	\$154,560.00
Accent Landscape, Inc.	\$206,014.32

E. Minority/Women Participation – Selected Firm

<u>Name</u>	<u>Ownership</u>	<u>Employees</u>
Far East Landscape & Maintenance, Inc.	Minority	14 Total 13 minorities 1 women 79% minorities 21% women

F. Minority/Women Participation – Firms Not Selected

<u>Name</u>	<u>Ownership</u>	<u>Employees</u>
Grace Building Maintenance	Minority	74 Total 47 minorities 27 women 64% minorities 36% women
Accent Landscape, Inc.	Minority	25 Total 24 minorities 1 women 96% minorities 4% women
Nature Care, Inc.	Non-minority	18 Total 17 minorities 0 women 94% minorities 0% women

The Housing Authority conducts ongoing outreach to include minorities and women in the contract award process, including: providing information at local and national conferences; conducting seminars for minorities and women regarding programs and services; advertising in newspapers to invite placement on the vendor list; and mailing information to associations representing minorities and women. The above information has been voluntarily provided to the Housing Authority.

The recommended award of contract is being made in accordance with the Housing Authority's policies and federal regulations, and without regard to race, creed, color, or gender.

Contract Summary

Project Name: Ujima Village Landscape Maintenance Services Contract
Location: Ujima Village Housing Development
Bid Number: CDC07-208
Bid Date: November 14, 2007
Contractor: Far East Landscape & Maintenance
Services: Landscape Maintenance Services

Contract Documents: Attachment A – Statement of Work; Attachment B – Fee Schedule; Attachment C – Required Contract Forms; and Attachment D – Required Contract Notices.

Time of Commencement: The work to be performed under this Contract shall commence following Board approval.

Contract Sum: The maximum aggregate amount of the contracts shall not exceed, in current funds, the sum of **One Hundred Fifteen Thousand Seven Hundred Twenty-Eight Dollars and Zero Cents (\$115,728.00).**

